

[illegible]

CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

00-00-31-1800-0177-0000

[illegible]

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FERNANDINA BEACH, FL 32034

00-00-31-1800-0177-0000

REVIEW DATE	07/11/2025	BY	KW	Total Acres:	18.38	Total Land Value:	7,140,630	Market:	0	Agricultural:	0	Common:	7,140,630	PRINTED 07/30/2025 BY SYS
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY										PAGE 5 of 7		
																									VALUATION BY										STANDARD	
																									Tax Group: 2										Tax Dist:	
																									BUILDING MARKET VALUE										0	
																									TOTAL MARKET OB/XF VALUE										857,261	
																									TOTAL LAND VALUE - MARKET										7,140,630	
																									TOTAL MARKET VALUE										7,997,891	
																									SOH/AGL Deduction										6,328,897	
																									ASSESSED VALUE										1,668,994	
																									TOTAL EXEMPTION VALUE										04	1,668,994
																									BASE TAXABLE VALUE										0	
																									TOTAL JUST VALUE										7,997,891	
																									NCON VALUE										0	
																									INCOME VALUE											
																									PREVIOUS YEAR MKT VALUE										1,517,267	

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 6 of 7		2						
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 7 of 7				2																																																																																																																																																																																																			
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