CENTRAL PARK BEING ONLY PT
LYING SO OF ATLANTIC BLVD
CITY OF FDNA BEACH S/D OF

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

2025

00-00-31-1800-0217-00CP

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	05	ASPH TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

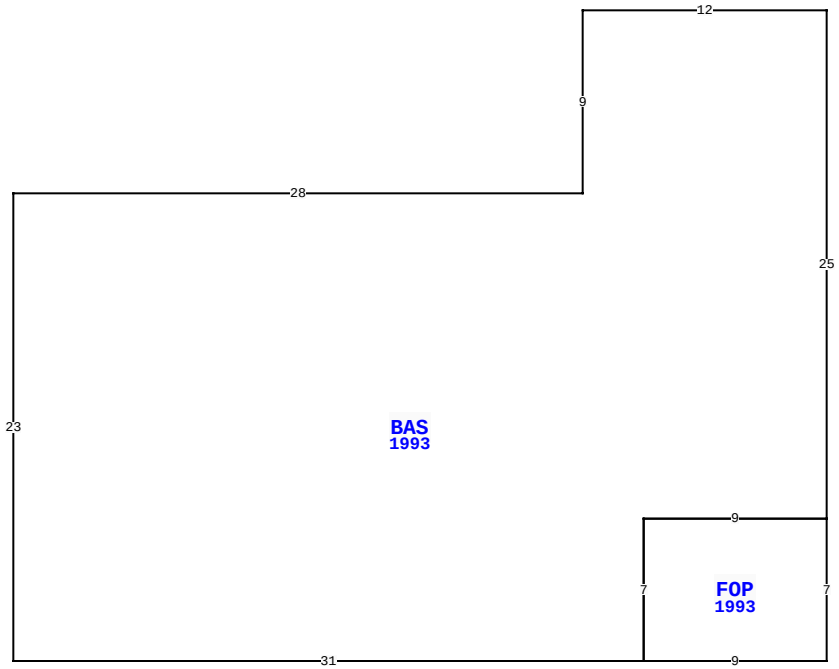
Quality	03	Quality Level 03
DOR CODE	8900	MUNICIPAL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	965	100	1993	965	44,986
FOP	63	30	1993	19	886
TOTALS	1,028			984	45,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	984	68.9850	75.19	73,987	1948	1948	0	0	0	38.00	62.00

1 CLUB HOUSE – 0% - 0 Heated Area: 965 HX Base Yr



BLD DATE	07/10/2025 KW	LGL DATE	
XF DATE		LAND DATE	04/15/2025 DC
INC DATE		AG DATE	

1200 ATLANTIC AV, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 8 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		672,396
TOTAL MARKET OB/XF VALUE		293,127
TOTAL LAND VALUE - MARKET		3,880,000
TOTAL MARKET VALUE		4,845,523
SOH/AGL Deduction		2,674,619
ASSESSED VALUE		2,170,904
TOTAL EXEMPTION VALUE	04	2,170,904
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,845,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,908,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0129	NEW BATTING CAGES	130,000	04/08/2025
20210198	XFOB-SHADE STRUCT	6,915	05/28/2021
20190021	XFOB-SHADE STRUCT	0	03/28/2019
20182981	XFOB-SHADE STRUCT	4,950	02/28/2018
20172319	REPAIR/RRF	1,750	07/28/2017
20172320	REPAIR/RRF	5,000	07/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 S9 W28 S23 E31 FOP=[YR=1993] E9 N7 W9 S7$ N7 E9 N25$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	0	2,772.00	SF	4.00	4.00	100	1998	1998	3	73	8,094	
2	0811	CONCRETE B	0	0	25	36	900.00	SF	5.20	5.20	100	1998	1998	3	73	3,416	
3	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	1998	1998	3	80	40	
4	0810	CONCRETE A	0	0	0	0	290.00	SF	6.50	6.50	100	2008	2008	3	88	1,659	
5	0350	CARPORT WD	0	0	40	15	600.00	SF	13.00	13.00	100	1998	1998	3	20	1,560	
6	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1998	1998	3	20	600	
7	0972	ST LGHT UN	0	0	0	0	4.00	UT	8,096.00	8,096.00	100	1980	1980	3	20	6,477	
8	0812	CONCRETE C	0	0	50	25	1,250.00	SF	4.00	4.00	100	1998	1998	3	73	3,650	
9	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	1998	1998	3	80	60	
10	0812	CONCRETE C	0	0	0	0	2,041.00	SF	4.00	4.00	100	1995	1995	3	68	5,552	

TOTAL OB/XF 31,108

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	008900	C	MUNICIPAL	0	0003	REC	980.00	860.00	18.51	AC		1.00	1.00	1.00	200,000.00	200,000.00	3,702,000							
2	008900	C	MUNICIPAL	0		REC	0.00	0.00	0.89	AC		1.00	1.00	1.00	200,000.00	200,000.00	178,000							

REVIEW DATE 07/10/2025 BY KW Total Acres: 19.40 Total Land Value: 3,880,000 Market: 0 Agricultural: 0 Common: 3,880,000 PRINTED 07/30/2025 BY SYS

CENTRAL PARK BEING ONLY PT
LYING SO OF ATLANTIC BLVD
CITY OF FDNA BEACH S/D OF

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

2025

00-00-31-1800-0217-00CP

BUILDING CHARACTERISTICS

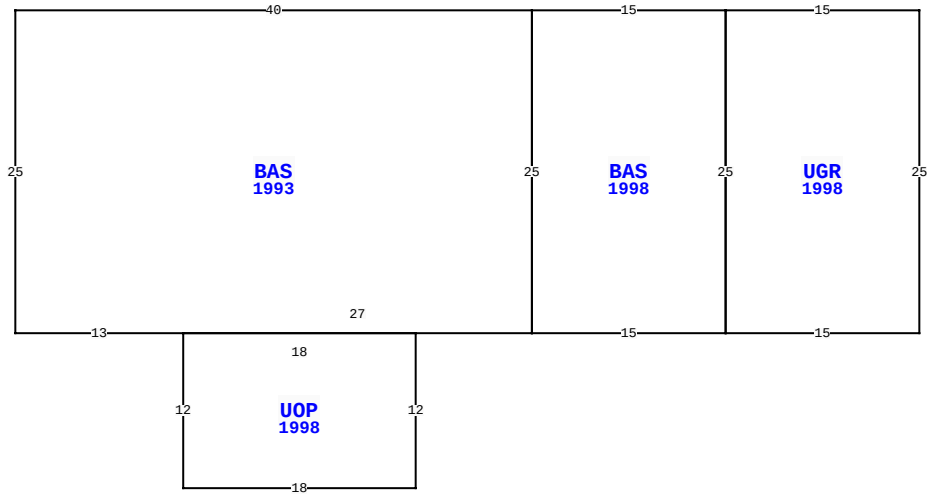
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8900	MUNICIPAL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1993	1,000	51,273
BAS	375	100	1998	375	19,228
UGR	375	40	1998	150	7,691
UOP	216	20	1998	43	2,205
TOTALS	1,966			1,568	80,397

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	1,568	71.8200	78.28	122,743	1960	1960	0	0	0	34.50	65.50

2 CLUB HOUSE – 0% - 0 Heated Area: 1375 HX Base Yr



BLD DATE	07/10/2025 KW	LGL DATE	
XF DATE		LAND DATE	04/15/2025 DC
INC DATE		AG DATE	

1200 ATLANTIC AV, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 2 of 8 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		672,396
TOTAL MARKET OB/XF VALUE		293,127
TOTAL LAND VALUE - MARKET		3,880,000
TOTAL MARKET VALUE		4,845,523
SOH/AGL Deduction		2,674,619
ASSESSED VALUE		2,170,904
TOTAL EXEMPTION VALUE	04	2,170,904
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,845,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,908,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162120	PICKLEBALL COURTS	104,977	08/05/2016
20151674	ADDITION	141,000	01/22/2016
20151674	ADDITION	141,000	07/17/2015
20121952	XFOB	0	09/24/2012
20100213	DEMOLITION	2,500	02/03/2010
20100145	ELEC OTHER	1,500	01/28/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1998] W15 BAS=[YR=1998] W15 BAS=[YR=1993] W40 S25 E13 UOP=[YR=1998] S12 E18 N12 W18$ E27 N25$ S25 E15 N25$ S25 E15 N25$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
11	0812	CONCRETE C	0	0	0	0	1,277.00	SF	4.00	4.00	100	1995	1995	3	68	3,473	
12	0972	ST LGHT UN	0	0	0	0	11.00	UT	8,096.00	8,096.00	100	1980	1980	3	20	17,811	
13	0423	CL FNC 5'	0	0	0	0	19.00	LF	6.85	6.85	100	1995	1995	3	32	42	
14	0424	CL FNC 6'	0	0	0	0	19.00	LF	20.00	20.00	100	1995	1995	3	32	122	
15	0424	CL FNC 6'	0	0	0	0	364.00	LF	20.00	20.00	100	1995	1995	3	32	2,330	
16	0812	CONCRETE C	0	0	0	0	1,340.00	SF	4.00	4.00	100	1995	1995	3	68	3,645	
17	0940	SHEDS/PORT	0	0	28	6	168.00	SF	30.00	30.00	100	1995	1995	3	20	1,008	
18	0940	SHEDS/PORT	0	0	28	6	168.00	SF	30.00	30.00	100	1995	1995	3	20	1,008	
19	0426	CL FNC 12'	0	0	0	0	56.00	LF	15.60	15.60	100	1995	1995	3	32	280	
20	0424	CL FNC 6'	0	0	0	0	87.00	LF	20.00	20.00	100	1995	1995	3	32	557	

TOTAL OB/XF 30,276

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/10/2025 BY KW Total Acres: 19.40 Total Land Value: 3,880,000 Market: 0 Agricultural: 0 Common: 3,880,000 PRINTED 07/30/2025 BY SYS

CENTRAL PARK BEING ONLY PT
LYING SO OF ATLANTIC BLVD
CITY OF FDNA BEACH S/D OF

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

2025

00-00-31-1800-0217-00CP

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

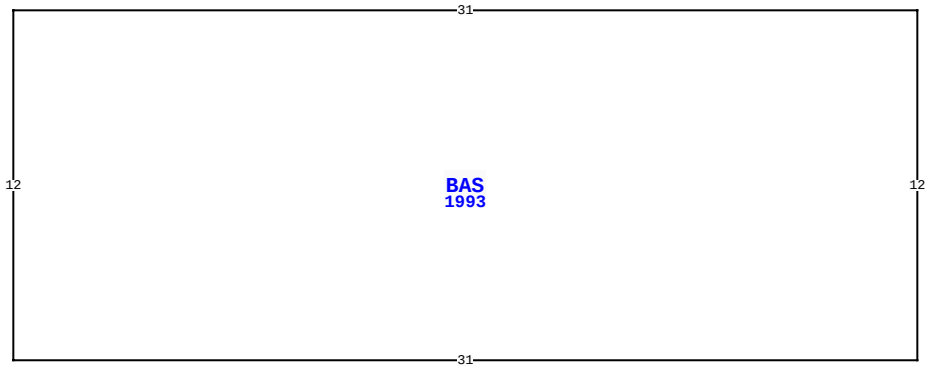
DOR CODE 8900 MUNICIPAL
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	372	100	1993	372	2,423
TOTALS	372			372	2,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	372	71.1850	32.57	12,116	1950	1950	0	0	0	80.00	20.00

3 STOR WAREH – 0% - 0 Heated Area: 372 HX Base Yr



1200 ATLANTIC AV, FERNANDINA BEACH

BLD DATE	07/10/2025 KW	LGL DATE	
XF DATE		LAND DATE	04/15/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 8 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		672,396
TOTAL MARKET OB/XF VALUE		293,127
TOTAL LAND VALUE - MARKET		3,880,000
TOTAL MARKET VALUE		4,845,523
SOH/AGL Deduction		2,674,619
ASSESSED VALUE		2,170,904
TOTAL EXEMPTION VALUE	04	2,170,904
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,845,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,908,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090837	TEMP POLE	100	06/29/2009
20081648	REPAIR/RRF	38,860	11/03/2008
20081333	REMODEL	0	08/28/2008
20081334	REMODEL	0	08/28/2008
20081105	TEMP POLE	0	07/01/2008
20080364	REPAIR/RRF	0	03/10/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 S12 E31 N12$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
21	0424	CL FNC 6'	0	0	0	0	70.00	LF	20.00	20.00	100	1995	1995	3	32	448	
22	0812	CONCRETE C	0	0	0	0	1,068.00	SF	4.00	4.00	100	1995	1995	3	68	2,905	
23	0940	SHEDS/PORT	0	0	31	8	248.00	SF	30.00	30.00	100	1995	1995	3	20	1,488	
24	0940	SHEDS/PORT	0	0	31	8	248.00	SF	30.00	30.00	100	1995	1995	3	20	1,488	
25	0426	CL FNC 12'	0	0	0	0	102.00	LF	15.60	15.60	100	1995	1995	3	32	509	
26	0424	CL FNC 6'	0	0	0	0	382.00	LF	20.00	20.00	100	1995	1995	3	32	2,445	
27	0424	CL FNC 6'	0	0	0	0	72.00	LF	20.00	20.00	100	1995	1995	3	32	461	
28	0812	CONCRETE C	0	0	0	0	1,565.00	SF	4.00	4.00	100	1995	1995	3	68	4,257	
29	0940	SHEDS/PORT	0	0	30	8	240.00	SF	30.00	30.00	100	1995	1995	3	20	1,440	
30	0940	SHEDS/PORT	0	0	30	8	240.00	SF	30.00	30.00	100	1995	1995	3	20	1,440	

TOTAL OB/XF 16,881

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/10/2025 BY KW Total Acres: 19.40 Total Land Value: 3,880,000 Market: 0 Agricultural: 0 Common: 3,880,000 PRINTED 07/30/2025 BY SYS

CENTRAL PARK BEING ONLY PT
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CITY OF FDNA BEACH S/D OF

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204 ASH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0217-00CP

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	15	HARDTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		13 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

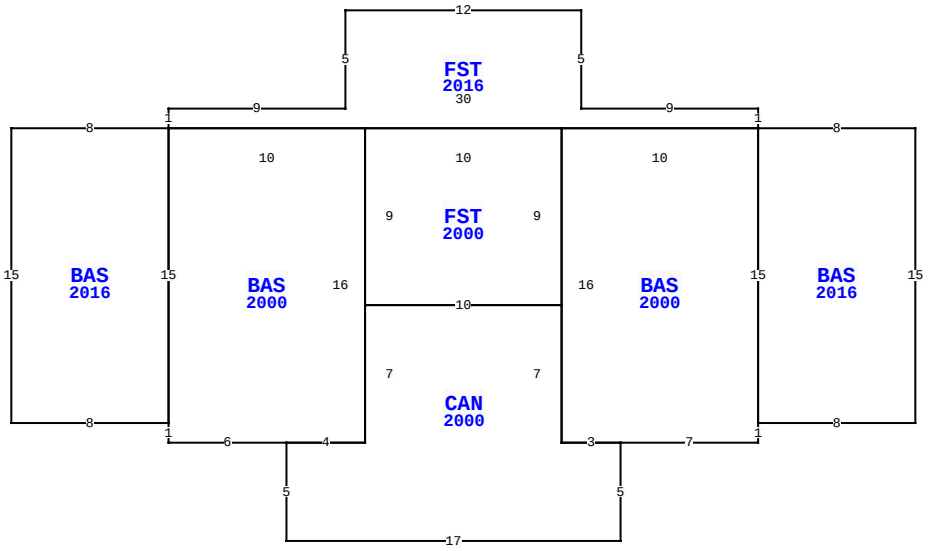
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100	2000	160	19,838
BAS	160	100	2000	160	19,838
BAS	120	100	2016	120	14,879
BAS	120	100	2016	120	14,879
CAN	155	30	2000	46	5,703
FST	90	50	2000	45	5,579
FST	90	50	2016	45	5,579
TOTALS	895			696	86,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	696	96.6735	163.14	113,545	2000	2000	0	0	0	24.00	76.00

4 RSTRM BLDG - 0% - 0 Heated Area: 560 HX Base Yr



1200 ATLANTIC AV, FERNANDINA BEACH

BLD DATE	07/10/2025	KW	LGL DATE	
XF DATE			LAND DATE	04/15/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 4 of 8 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		672,396
TOTAL MARKET OB/XF VALUE		293,127
TOTAL LAND VALUE - MARKET		3,880,000
TOTAL MARKET VALUE		4,845,523
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TOTAL EXEMPTION VALUE	04	2,170,904
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,845,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,908,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070334	OTHER	1,800	02/22/2007
20061394	ADDITION	0	06/20/2006
20051733	XFOB	1,000	05/05/2005
2004212	XFOB	0	10/20/2000
2003789	XFOB	16,500	08/23/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W8 S15 E8 BAS=[YR=2000] S1 E6 CAN=[YR=2000] S5 E17 N5 BAS=[YR=2000] E7 N1 BAS=[YR=2016] E8 N15 W8 S15$ N15 FST=[YR=2016] N1 W9 N5 W12 S5 W9 S1 E30$ W10 S16 E3$ W3 N7 FST=[YR=2000] N9 W10 S9 E10$ W10 S7 W4$ E4 N16 W10 S15$ N15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
31	0426	CL FNC 12'	0	0	0	0	69.00	LF	15.60	15.60	100	1995	1995	3	32	344	
32	0424	CL FNC 6'	0	0	0	0	304.00	LF	20.00	20.00	100	1995	1995	3	32	1,946	
33	0424	CL FNC 6'	0	0	0	0	51.00	LF	20.00	20.00	100	1995	1995	3	32	326	
34	0424	CL FNC 6'	0	0	0	0	41.00	LF	20.00	20.00	100	1995	1995	3	32	262	
35	0812	CONCRETE C	0	0	0	0	1,302.00	SF	4.00	4.00	100	1995	1995	3	68	3,541	
36	0940	SHEDS/PORT	0	0	31	10	310.00	SF	30.00	30.00	100	1995	1995	3	20	1,860	
37	0940	SHEDS/PORT	0	0	31	10	310.00	SF	30.00	30.00	100	1995	1995	3	20	1,860	
38	0426	CL FNC 12'	0	0	0	0	153.00	LF	15.60	15.60	100	1995	1995	3	32	764	
39	0424	CL FNC 6'	0	0	0	0	40.00	LF	20.00	20.00	100	1995	1995	3	32	256	
40	0424	CL FNC 6'	0	0	0	0	376.00	LF	20.00	20.00	100	1995	1995	3	32	2,406	

TOTAL OB/XF 13,565

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/10/2025 BY KW Total Acres: 19.40 Total Land Value: 3,880,000 Market: 0 Agricultural: 0 Common: 3,880,000 PRINTED 07/30/2025 BY SYS

CENTRAL PARK BEING ONLY PT
LYING SO OF ATLANTIC BLVD
CITY OF FDNA BEACH S/D OF

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

2025

00-00-31-1800-0217-00CP

BUILDING CHARACTERISTICS

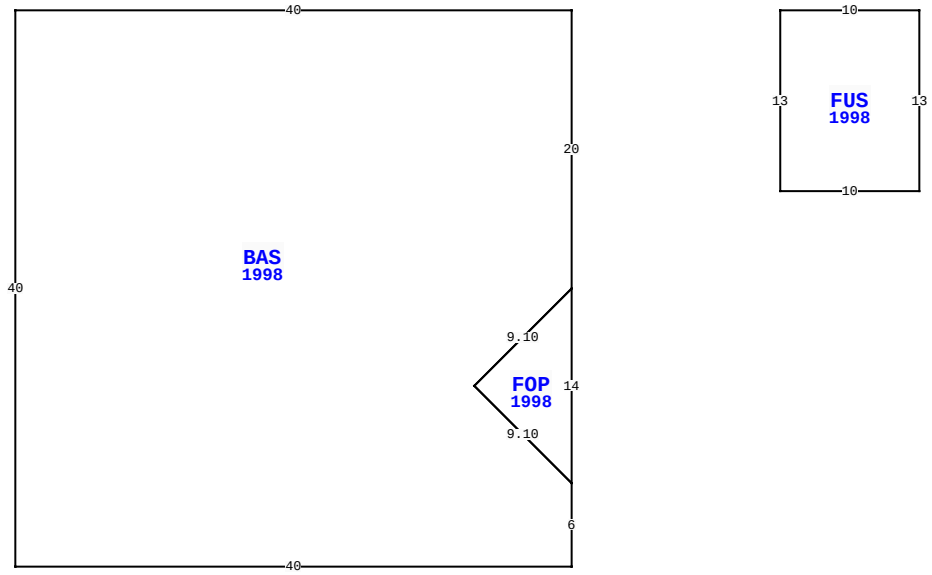
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 80
Interior Floo	14	CARPET 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		4 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8900	MUNICIPAL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,551	100	1998	1,551	129,823
FOP	49	30	1998	15	1,255
FUS	130	100	1998	130	10,881
TOTALS	1,730			1,696	141,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	1,696	88.2630	96.21	163,172	1998	1998	0	0	0	13.00	87.00

5 CLUB HOUSE – 0% - 0 Heated Area: 1681 HX Base Yr



1200 ATLANTIC AV, FERNANDINA BEACH

BLD DATE	07/10/2025 KW	LGL DATE	
XF DATE		LAND DATE	04/15/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 5 of 8 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		672,396
TOTAL MARKET OB/XF VALUE		293,127
TOTAL LAND VALUE - MARKET		3,880,000
TOTAL MARKET VALUE		4,845,523
SOH/AGL Deduction		2,674,619
ASSESSED VALUE		2,170,904
TOTAL EXEMPTION VALUE	04	2,170,904
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,845,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,908,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W40 S40 E40 N6 FOP=[YR=1998] N14 D7 L7 D7 R7 $ L7 U7 U7 R7 N20$ PTR=E15 FUS=[YR=1998] E10 S13 W10 N13$ W15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
41	0810	CONCRETE A	0	0	0	0	255.00	SF	6.50	6.50	100	1980	1980	3	30	497	
42	0810	CONCRETE A	0	0	8	10	80.00	SF	6.50	6.50	100	1980	1980	3	30	156	
43	0681	POLE SHED	0	0	22	5	110.00	SF	15.00	15.00	100	1980	1980	3	20	330	
44	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	1980	1980	3	20	622	
45	0810	CONCRETE A	0	0	41	5	205.00	SF	6.50	6.50	100	1980	1980	3	30	400	
46	1242	WD DECK A	0	0	16	5	80.00	SF	10.00	10.00	100	1980	1980	3	20	160	
47	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1980	1980	3	20	311	
48	0825	BRICK	0	0	11	4	44.00	SF	12.50	12.50	100	1995	1995	3	90	495	
49	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	1995	1995	3	76	76	
50	0810	CONCRETE A	0	0	0	0	226.00	SF	6.50	6.50	100	2000	2000	3	77	1,131	

TOTAL OB/XF 4,178

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/10/2025 BY KW Total Acres: 19.40 Total Land Value: 3,880,000 Market: 0 Agricultural: 0 Common: 3,880,000 PRINTED 07/30/2025 BY SYS

CENTRAL PARK BEING ONLY PT
LYING SO OF ATLANTIC BLVD
CITY OF FDNA BEACH S/D OF

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

2025

00-00-31-1800-0217-00CP

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		14 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

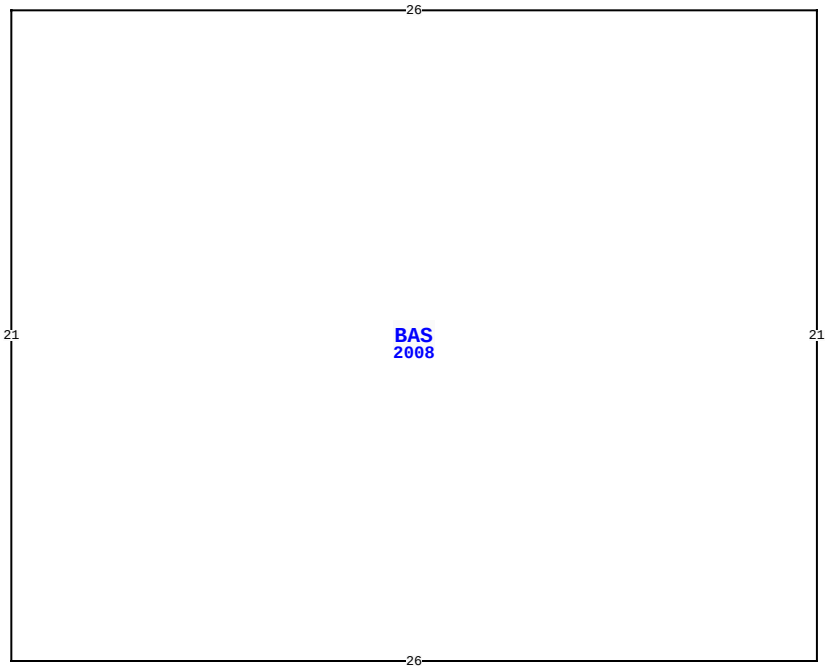
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	546	100	2008	546	54,124
TOTALS	546			546	54,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	546	69.9300	118.01	64,433	2008	2008	0	0	0	16.00	84.00

6 RSTRM BLDG – 0% - 0 Heated Area: 546 HX Base Yr



BLD DATE	07/10/2025 KW	LGL DATE	
XF DATE		LAND DATE	04/15/2025 DC
INC DATE		AG DATE	

1200 ATLANTIC AV, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 6 of 8 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		672,396
TOTAL MARKET OB/XF VALUE		293,127
TOTAL LAND VALUE - MARKET		3,880,000
TOTAL MARKET VALUE		4,845,523
SOH/AGL Deduction		2,674,619
ASSESSED VALUE		2,170,904
TOTAL EXEMPTION VALUE	04	2,170,904
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,845,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,908,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W26 S21 E26 N21$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
51	0858	SCULP CONC	0	0	102	6	612.00	SF	13.00	13.00	100	2000	2000	3	93	7,399	
52	0811	CONCRETE B	0	0	0	0	459.00	SF	5.20	5.20	100	2000	2000	3	77	1,838	
53	0803	ASPHALT C	0	0	0	0	14,952.00	SF	2.00	2.00	100	2000	2000	3	50	14,952	
54	0803	ASPHALT C	0	0	47	72	3,384.00	SF	2.00	2.00	100	2000	2000	3	50	3,384	
55	0803	ASPHALT C	0	0	0	0	2,893.00	SF	2.00	2.00	100	2000	2000	3	50	2,893	
56	0991	TENNIS CRT	0	0	0	0	4.00	UT	18,000.00	18,000.00	100	1990	1990	3	57	41,040	
57	0998	T-CRT LGHT	0	0	0	0	8.00	UT	4,000.00	4,000.00	100	1990	1990	3	20	6,400	
58	0971	ST LGHT OV	0	0	0	0	7.00	UT	1,555.00	1,555.00	100	1990	1990	3	27	2,939	
59	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	1990	1990	3	27	270	
60	0424	CL FNC 6'	0	0	0	0	2,479.00	LF	20.00	20.00	100	1990	1990	3	26	12,891	

LAND DESCRIPTION

TOTAL OB/XF 94,006

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/10/2025 BY KW Total Acres: 19.40 Total Land Value: 3,880,000 Market: 0 Agricultural: 0 Common: 3,880,000 PRINTED 07/30/2025 BY SYS

CENTRAL PARK BEING ONLY PT
LYING SO OF ATLANTIC BLVD
CITY OF FDNA BEACH S/D OF

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

2025

00-00-31-1800-0217-00CP

BUILDING CHARACTERISTICS

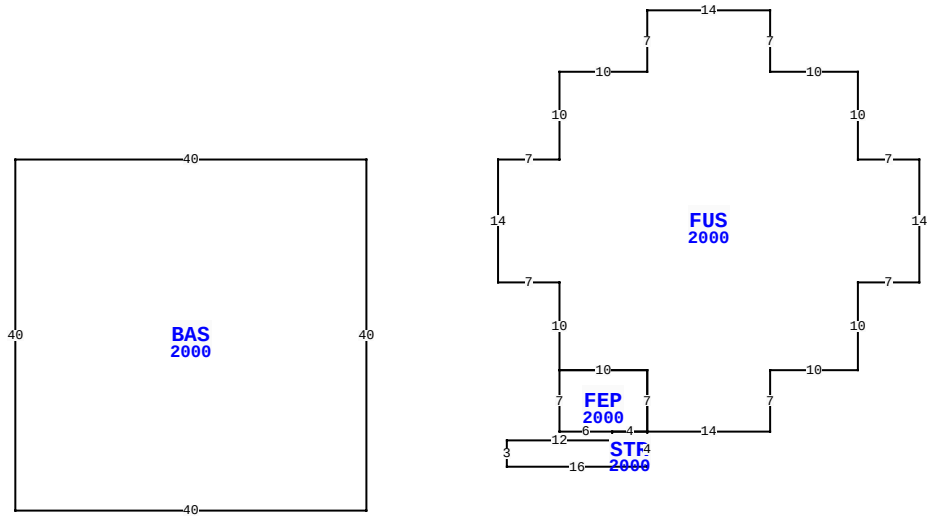
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	12	CEDAR 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floo	03	CONC FINSH 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		15 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		10 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8900	MUNICIPAL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	2000	1,600	130,296
FEP	70	80	2000	56	4,560
FUS	1,548	100	2000	1,548	126,062
STR	52	10	2000	5	407
TOTALS	3,270			3,209	261,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	3,209	84.8952	92.54	296,961	2000	2000	0	0	0	12.00	88.00

7 CLUB HOUSE – 0% - 0 Heated Area: 3204 HX Base Yr



1200 ATLANTIC AV, FERNANDINA BEACH

BLD DATE	07/10/2025 KW	LGL DATE	
XF DATE		LAND DATE	04/15/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 7 of 8 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		672,396
TOTAL MARKET OB/XF VALUE		293,127
TOTAL LAND VALUE - MARKET		3,880,000
TOTAL MARKET VALUE		4,845,523
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ASSESSED VALUE		2,170,904
TOTAL EXEMPTION VALUE	04	2,170,904
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,845,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,908,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W40 S40 E40 N40 $ PTR= E15 FUS=[YR=2000] E7 N10 E10 N7 E14 S7 E10 S10 E7 S14 W7S10 W10 S7 W14 STR=[YR=2000] S4 W16N3 E12 N1 FEP=[YR=2000] W6 N7 E10 S7 W4$ E4$ N7 W10 N10 W7 N14$ W15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
61	0855	CONC PAVER	0	0	0	0	1,699.00	SF	10.00	10.00	100	2013	2013	3	93	15,801	
62	0505	FLAGPOLE A	0	0	0	0	30.00	LF	50.00	50.00	100	2013	2013	3	55	825	
63	0462	ST/AL FNC	0	0	0	0	244.00	SF	10.00	10.00	100	2013	2013	3	68	1,659	
64	0812	CONCRETE C	0	0	0	0	2,075.00	SF	4.00	4.00	100	2016	2016	3	95	7,885	
65	0971	ST LGHT OV	0	0	0	0	4.00	UT	1,555.00	1,555.00	100	2015	2015	3	87	5,411	
66	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2015	2015	3	87	435	
67	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2015	2015	3	87	4,402	
68	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	100	2015	2015	3	87	1,305	
69	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	100	2016	2016	3	95	2,470	
70	0812	CONCRETE C	0	0	0	0	1,678.00	SF	4.00	4.00	100	2016	2016	3	95	6,376	

TOTAL OB/XF 46,569

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/10/2025 BY KW Total Acres: 19.40 Total Land Value: 3,880,000 Market: 0 Agricultural: 0 Common: 3,880,000 PRINTED 07/30/2025 BY SYS

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204 ASH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0217-00CP

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

NASSAU COUNTY PROPERTY

PAGE 8 of 8 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		672,396
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TOTAL MARKET VALUE		4,845,523
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TOTAL EXEMPTION VALUE	04	2,170,904
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,845,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,908,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BLD DATE	07/10/2025 KW	LGL DATE	
XF DATE		LAND DATE	04/15/2025 DC
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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
71	0991	TENNIS CRT	0	0	0	0	4.00	UT	10,800.00	10,800.00	100	2016	2016	3	94	40,608	
72	0811	CONCRETE B	0	0	127	5	635.00	SF	5.20	5.20	100	2016	2016	3	95	3,137	
73	0811	CONCRETE B	0	0	0	0	960.00	SF	5.20	5.20	100	2016	2016	3	95	4,742	
74	0097	AWNING CN	0	0	0	0	21.00	SF	65.00	65.00	100	2018	2018	3	84	1,147	
75	0097	AWNING CN	0	0	0	0	30.00	SF	65.00	65.00	100	2019	2019	3	87	1,697	
76	0097	AWNING CN	0	0	0	0	46.00	SF	65.00	65.00	100	2019	2019	3	87	2,601	
77	0097	AWNING CN	0	0	0	0	26.00	SF	65.00	65.00	100	2021	2021	3	93	1,572	
78	0350	CARPORT WD	0	0	20	20	400.00	SF	13.00	13.00	100	2000	2000	3	20	1,040	

LAND DESCRIPTION

TOTAL OB/XF 56,544

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/10/2025 BY KW Total Acres: 19.40 Total Land Value: 3,880,000 Market: 0 Agricultural: 0 Common: 3,880,000 PRINTED 07/30/2025 BY SYS