BLOCK 269 LOT 24
PT OR 795/604
CITY OF FDNA BEACH

CITY-MART RETAIL CORP II
C/O STEVE COLWELL FANTASTIC FU, 218 CENTRE ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0269-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	162,500
TOTAL MARKET VALUE	162,500
SOH/AGL Deduction	34,391
ASSESSED VALUE	128,109
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,109
TOTAL JUST VALUE	162,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0795/0604	6/03/1997	WD	U	V	09	50,000
GRANTOR: LAND COMPANY OF FLORI						
GRANTEE: CITY-MART RETAIL CO						
0594/0617	4/05/1990	WD	U	V	09	50,000
GRANTOR: ALDAY R & DAVID G						
GRANTEE: LAND CO OF FL INC						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2025 MLU
INC DATE		AG DATE	

S 3RD ST, FERNANDINA BEACH

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	002800	C	PARKNG LOT	0	0003	C-3	25.00	100.00	2,500.00	SF		1.00	1.00	1.00	65.00	65.00	162,500							

REVIEW DATE 03/27/2025 BY MLU Total Acres: 0.00 Total Land Value: 162,500 Market: 0 Agricultural: 0 Common: 162,500 PRINTED 07/30/2025 BY SYS