BLOCK 270 LOTS 1 32 33 34
BLOCK 270 LOTS 2 N 10 FT
OF 3 LOTS 29 30 31

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

2025

00-00-31-1800-0270-0010

BUILDING CHARACTERISTICS

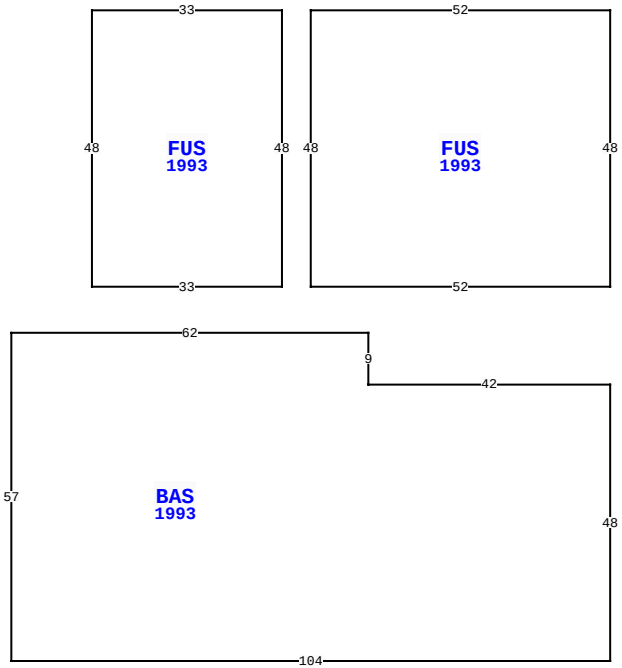
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	03	COMP SHNGL 60
Roof Cover	04	BUILT-UP 40
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	05	STEEL 100
Story Height		12 100
RMS		11 100
Stories	2.	2. 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	1005.0400	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,550	100	1993	5,550	752,913
FUS	1,584	100	1993	1,584	214,885
FUS	2,496	100	1993	2,496	338,608
TOTALS	9,630			9,630	1,306,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	9,630	93.0600	159.60	1,536,948	1930	1990	0	0	0	15.00	85.00

1 GOVT BLDG – 0% - 0 Heated Area: 9630 HX Base Yr



204 ASH ST, FERNANDINA BEACH

BLD DATE	07/09/2025	KWA	LGL DATE	
XF DATE	07/09/2025	KWA	LAND DATE	04/14/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,306,406
TOTAL MARKET OB/XF VALUE		28,067
TOTAL LAND VALUE - MARKET		1,421,875
TOTAL MARKET VALUE		2,756,348
SOH/AGL Deduction		1,100,995
ASSESSED VALUE		1,655,353
TOTAL EXEMPTION VALUE	04	1,655,353
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,756,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,663,066

FERNANDINA BEACH CITY HALL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0012	KITCHEN REMODEL P	651	03/06/2025
20210061	ROOF	0	06/10/2021
20160772	EXTEND ELEC SERVI	500	03/22/2016
20141204	H/AC	2,000	06/05/2014
20140942	H/AC	2,500	05/08/2014
20140805	XFOB	0	04/24/2014

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W42 N9 W62 S57 E104 N48 $
FUS=[YR=1993;ORIG=-52,-65] E52 S48 W52 N48 $
FUS=[YR=1993;ORIG=-90,-65] E33 S48 W33 N48 $
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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	0803	ASPHALT C	0	0	0	0	12,357.00	SF	2.00	2.00	100	2010	2010	3	64	15,817	
2	0812	CONCRETE C	0	0	0	0	1,006.00	SF	4.00	4.00	100	2000	2000	3	77	3,098	
3	0097	AWNING CN	0	0	0	0	22.00	SF	65.00	65.00	100	2010	2010	3	56	801	
4	0400	CONC CURB	0	0	0	0	199.00	LF	15.00	15.00	100	2010	2010	3	93	2,776	
5	0402	CONC BUMPE	0	0	0	0	12.00	UT	25.00	25.00	100	2010	2010	3	93	279	
6	1128	BRICK 12"	0	0	52	6	312.00	SF	14.00	14.00	100	1990	1990	3	85	3,713	
7	1126	CB/STC 8"	0	0	102	2	204.00	SF	8.00	8.00	100	2019	2019	3	97	1,583	

LAND DESCRIPTION

TOTAL OB/XF 28,067

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		C-3	0.00	0.00	21,875.00	SF		1.00	1.00	1.00	65.00	65.00	1,421,875							

REVIEW DATE 07/09/2025 BY KWA Total Acres: 0.50 Total Land Value: 1,421,875 Market: 0 Agricultural: 0 Common: 1,421,875 PRINTED 07/30/2025 BY SYS