PT BLK'S 289,251 & PT
UNDEVELOPED 4TH ST LYING
BETWEEN THEREOF BEING ONLY

CSX TRANSPORTATION INC
ATTN: TAX DEPARTMENT, 500 WATER STREET (C910)
JACKSONVILLE, FL 32202

2025

00-00-31-1800-0289-0000

BUILDING CHARACTERISTICS

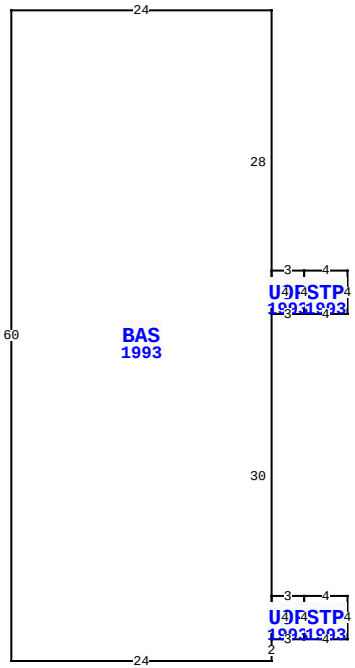
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	01	TYP WD 100
Story Height		9 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	9100	UTILITIES
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	1,440	100	1993	1,440	22,434
STP	16	10	1993	2	31
STP	16	10	1993	2	31
UOP	12	20	1993	2	31
UOP	12	20	1993	2	31
TOTALS	1,496			1,448	22,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1709	04	1,448	63.7166	51.93	75,195	1985	1985	0	0	0	70.00	30.00

1 MH OFFICE – 0% - 0 Heated Area: 1440 HX Base Yr



404 GUM ST, FERNANDINA BEACH

BLD DATE	03/22/2019	KK	LGL DATE	
XF DATE	03/22/2019	KK	LAND DATE	04/10/2025 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	22,558
TOTAL MARKET OB/XF VALUE	20,612
TOTAL LAND VALUE - MARKET	145,925
TOTAL MARKET VALUE	189,095
SOH/AGL Deduction	28,486
ASSESSED VALUE	160,609
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	160,609
TOTAL JUST VALUE	189,095
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,008

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=1993] W24 S60 E24 N2 UOP=[YR=1993] E3 STP=[YR=1993]
E4 N4 W4 S4$ N4 W3 S4$ N30 UOP=[YR=1993] E3 STP=[YR=1993]
E4 N4 W4 S4$ N4 W3 S4 $ N28$.

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	7,997.00	SF	2.00	2.00	100	1985	1985	3	50	7,997	
2	1243	WD DECK F	0	0	0	0	84.00	SF	8.00	8.00	100	1985	1985	3	20	134	
3	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	1985	1985	3	22	684	
4	0810	CONCRETE A	0	0	8	6	48.00	SF	6.50	6.50	100	1985	1985	3	44	137	
5	0810	CONCRETE A	0	0	0	0	158.00	SF	6.50	6.50	100	1985	1985	3	44	452	
6	0510	GARAGE WD-	0	0	24	15	360.00	SF	35.00	35.00	100	2013	2013	3	68	8,568	
7	0351	CARPORT MT	0	0	24	20	480.00	SF	10.00	10.00	100	2013	2013	3	55	2,640	

LAND DESCRIPTION

TOTAL OB/XF 20,612

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	009110	C	RAILROAD	0	0006	I-1	200.00	300.00	58,370.00	SF		1.00	1.00	1.00	2.50	2.50	145,925							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 1.34 Total Land Value: 145,925 Market: 0 Agricultural: 0 Common: 145,925 PRINTED 07/30/2025 BY SYS