PT N1/2 OF GOVT LOT 1 OF
SEC 6-2N-28E IN OR 1841/1059 &
PT CL RD IN OR 2767/420

FIRST COAST MOVING & STORAGE CO
PO BOX 6062
FERNANDINA BEACH, FL 32035-6062

2025

06-2N-28-0000-0001-004L

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		64 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

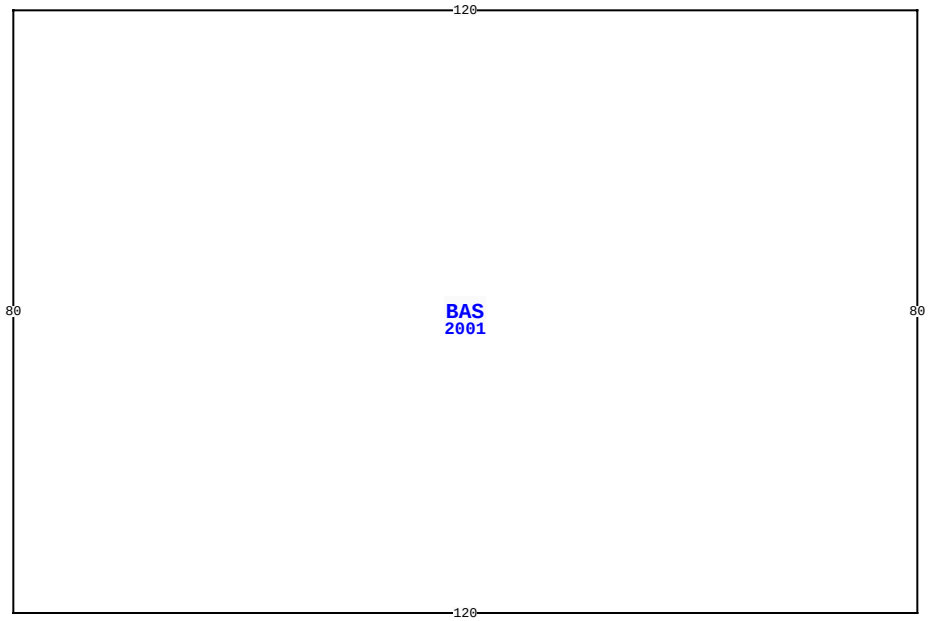
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,600	100	2001	9,600	303,970
TOTALS	9,600			9,600	303,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	9,600	113.9447	44.44	426,624	2001	2001	0	0	0	28.75	71.25

1 MINI WAREH – 0% - 0 Heated Area: 9600 HX Base Yr



BLD DATE	03/07/2019	KK	LGL DATE	
XF DATE	03/07/2019	KK	LAND DATE	03/06/2025 DC
INC DATE	05/07/2025	DC	AG DATE	

3429 CESSNA LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	797,722
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	797,722
SOH/AGL Deduction	415,899
ASSESSED VALUE	381,823
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	381,823
TOTAL JUST VALUE	797,722
NCON VALUE	0
INCOME VALUE	797,722
PREVIOUS YEAR MKT VALUE	360,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B991744	NEW CONSTR	350,000	12/08/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1841/1059	2/19/2013	WD	U	I	18	100,000
GRANTOR: CITY OF FERNANDINA BE						
GRANTEE: FIRST COAST MOVING						
1841/1054	2/19/2013	MS	U	I	18	100,000
GRANTOR: CITY OF FERNANDINA BE						
GRANTEE: FIRST COAST MOVING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W120 S80 E120 N80$.

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	11,634.00	SF	2.00	2.00	100	2001	2001	3	50	11,634	
2	0810	CONCRETE A	0	0	0	0	207.00	SF	6.50	6.50	100	2001	2001	3	79	1,063	
3	0400	CONC CURB	0	0	0	0	564.00	LF	15.00	15.00	100	2001	2001	3	84	7,106	
4	0430	CL FNC 6B	0	0	0	0	389.00	LF	9.70	9.70	100	2001	2001	3	52	1,962	
5	0810	CONCRETE A	0	0	13	12	156.00	SF	6.50	6.50	100	2001	2001	3	79	801	
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2001	2001	3	52	312	
7	0467	FNC GT 25'	0	0	0	0	2.00	UT	875.00	875.00	100	2001	2001	3	52	910	
8	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	2001	2001	3	52	1,617	
9	0978	SECURTY LT	0	0	0	0	6.00	UT	450.00	450.00	100	2001	2001	3	52	1,404	
10	0443	STK FNC 6'	0	0	36	0	36.00	LF	10.00	10.00	100	2003	2003	3	20	72	

TOTAL OB/XF 26,881

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
1	004800	C	WAREHOUSE	0		I-1	0.00	0.00	49,222.00	SF		1.00	1.00	1.00	4.00	4.00	196,888							

REVIEW DATE 03/07/2019 BY KK Total Acres: 1.13 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

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FIRST COAST MOVING & STORAGE CO
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2025

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BLD DATE	03/07/2019	KK	LGL DATE
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NASSAU COUNTY PROPERTY

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GRANTOR: CITY OF FERNANDINA BE						
GRANTEE: FIRST COAST MOVING						

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
11	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2003	2003	3	58	348	

LAND DESCRIPTION

TOTAL OB/XF 348

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 03/07/2019 BY KK Total Acres: 1.13 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS