PT N1/2 OF GOVT LOT 2 OF
SEC 6-2N-28E
{K/A PT OF BULK HANGAR B}

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

2025

06-2N-28-0000-0001-00L3

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	04	AIR DUCTED 100
Plumbing		9 100
Frame	05	STEEL 100
Story Height		15 100
RMS		6 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

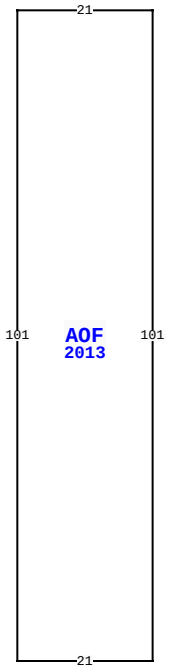
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	2,121	185	2013	3,924	105,775
TOTALS	2,121			3,924	105,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2803	06	3,924	107.1616	46.88	183,957	1990	1990	0	0	0	42.50	57.50

1 AIR HANGAR – 0% - 0 Heated Area: 2121 HX Base Yr



602 AIRPORT RD, FERNANDINA BEACH

BLD DATE	02/21/2025	KWA	LGL DATE	
XF DATE			LAND DATE	04/23/2025 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		105,775
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		16,800
TOTAL MARKET VALUE		122,575
SOH/AGL Deduction		11,951
ASSESSED VALUE		110,624
TOTAL EXEMPTION VALUE	04	110,624
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		122,575
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,436

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

AOF=[YR=2013;ORIG=-9,-41] W21 S101 E21 N101 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		IA	0.00	0.00	4,200.00	SF		1.00	1.00	1.00	4.00	4.00	16,800							

REVIEW DATE 02/21/2025 BY KWA Total Acres: 0.00 Total Land Value: 16,800 Market: 0 Agricultural: 0 Common: 16,800 PRINTED 07/30/2025 BY SYS