PT N1/2 OF GOVT LOT 2 OF
SEC 6-2N-28E PAR 1-11L (EX PT
IN OR 1772/280)

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

2025

06-2N-28-0000-0001-011L

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

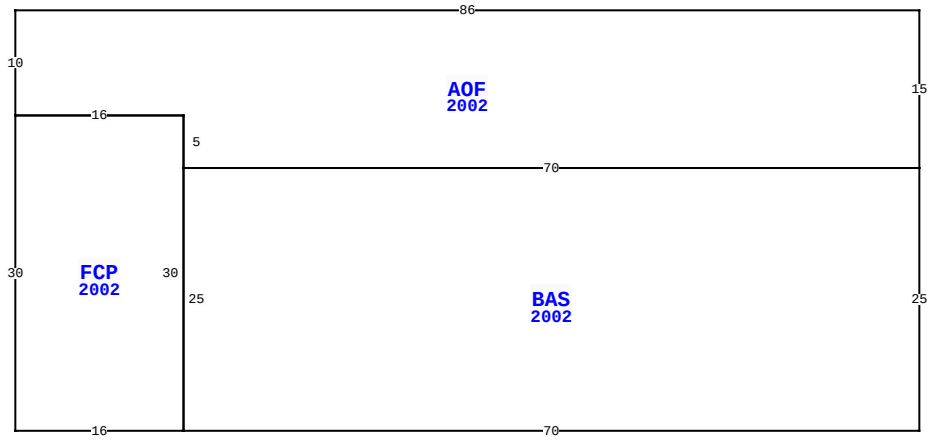
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,210	100	2002	1,210	44,916
BAS	1,750	100	2002	1,750	64,962
FCP	480	30	2002	144	5,346
TOTALS	3,440			3,104	115,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	04	3,104	72.8000	39.49	122,577	2001	2001	0	0	0	6.00	94.00

1 LGHT MANUF – 0% - 0 Heated Area: 2960 HX Base Yr



3420 CITATION CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		115,222
TOTAL MARKET OB/XF VALUE		39,476
TOTAL LAND VALUE - MARKET		254,400
TOTAL MARKET VALUE		409,098
SOH/AGL Deduction		104,828
ASSESSED VALUE		304,270
TOTAL EXEMPTION VALUE	04	304,270
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		409,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,552

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=2002] W86 S10 FCP=[YR=2002] S30 E16 BAS=[YR=2002] E70 N25 W70 S25$ N30 W16$ E16 S5 E70 N15$.

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	0812	CONCRETE C	0	0	0	0	7,936.00	SF	4.00	4.00	100	2001	2001	3	79	25,078	
2	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2001	2001	3	20	80	
3	0400	CONC CURB	0	0	0	0	256.00	LF	15.00	15.00	100	2001	2001	3	84	3,226	
4	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2001	2001	3	52	702	
5	1127	BRICK 8"	0	0	0	0	56.00	SF	11.00	11.00	100	2001	2001	3	94	579	
6	0819	CONC 12"	0	0	9	6	54.00	SF	9.50	9.50	100	2001	2001	3	79	405	
7	0811	CONCRETE B	0	0	0	0	626.00	SF	5.20	5.20	100	2001	2001	3	79	2,572	
8	0810	CONCRETE A	0	0	7	7	49.00	SF	6.50	6.50	100	2001	2001	3	79	252	
9	0819	CONC 12"	0	0	8	14	112.00	SF	9.50	9.50	100	2001	2001	3	79	841	
10	0810	CONCRETE A	0	0	0	0	72.00	SF	6.50	6.50	100	2001	2001	3	79	370	

TOTAL OB/XF 34,105

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	008900	C	MUNICIPAL	0	0006	I-1	0.00	0.00	63,600.00	SF		1.00	1.00	1.00	4.00	4.00	254,400							

REVIEW DATE 04/03/2024 BY KBA Total Acres: 1.46 Total Land Value: 254,400 Market: 0 Agricultural: 0 Common: 254,400 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

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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

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	0430	CL FNC 6B	0	0	0	0	740.00	LF	9.70	9.70	100	2001	2001	3	52	3,733	
12	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2001	2001	3	52	364	
13	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	2001	2001	3	52	390	
14	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2001	2001	3	52	156	
15	0464	FNC GT 10'	0	0	0	0	4.00	UT	350.00	350.00	100	2001	2001	3	52	728	

LAND DESCRIPTION

TOTAL OB/XF 5,371

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 04/03/2024 BY KBA Total Acres: 1.46 Total Land Value: 254,400 Market: 0 Agricultural: 0 Common: 254,400 PRINTED 07/30/2025 BY SYS