PT N1/2 OF GOVT LOT 2 OF
SEC 6-2N-28E BEING UNR
LEASE PAR 1-L070

CITY OF FERNANDINA BEACH
C/O FINANCE DEPARTMENT, 204 ASH ST
FERNANDINA BEACH, FL 32034

2025

06-2N-28-0000-0001-L070

NASSAU COUNTY PROPERTY

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	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		15 100
RMS		8 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

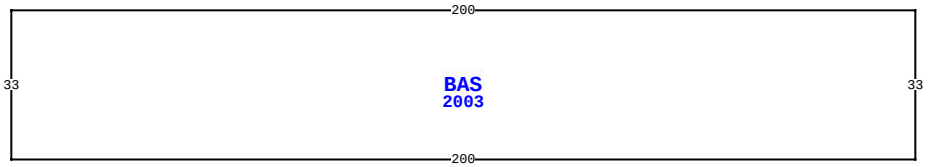
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,600	100	2003	6,600	174,208
TOTALS	6,600			6,600	174,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2803	06	6,600	81.8100	35.79	236,214	2003	2003	0	0	0	26.25	73.75

1 AIR HANGER – 0% - 0 Heated Area: 6600 HX Base Yr



AIRPORT RD, FERNANDINA BEACH

BLD DATE	07/12/2017 KK	LGL DATE	
XF DATE		LAND DATE	04/23/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		174,208
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		26,400
TOTAL MARKET VALUE		200,608
SOH/AGL Deduction		0
ASSESSED VALUE		200,608
TOTAL EXEMPTION VALUE	04	200,608
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		200,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1612/0946	3/30/2017	QC	U	I	11	100

GRANTOR: WILLIS LYNWOOD G ETAL

GRANTEE: CITY OF FERNANDINA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W200 S33 E200 N33$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	002000	C	AIRPORT	0		IA	0.00	0.00	6,600.00	SF		1.00	1.00	1.00	4.00	4.00	26,400							

REVIEW DATE 01/06/2023 BY HSA Total Acres: 0.00 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 07/30/2025 BY SYS