PT FRACL SEC 7-2N-28E & PT OF
J PELOT GRANT SEC 11-2N-28E
BEING UNR LEASE PAR 1-L

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

2025

07-2N-28-0000-0001-00L0

BUILDING CHARACTERISTICS

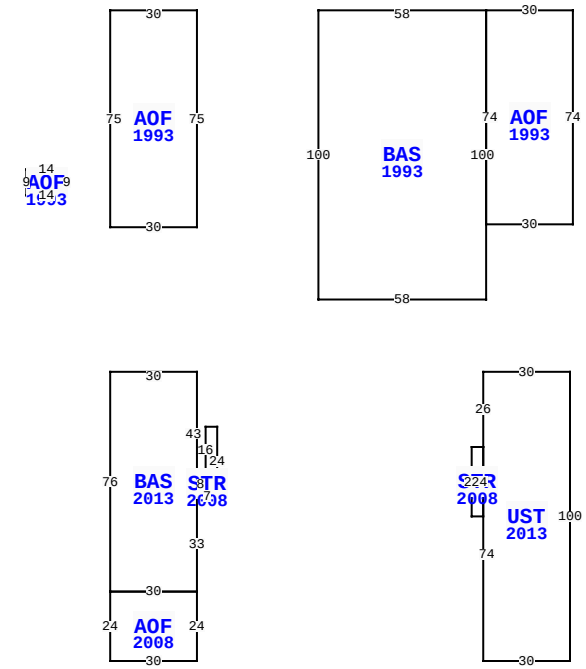
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		26 100
Frame	05	STEEL 100
Story Height		20 100
RMS		15 100
Stories	1.5	1.5 100
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	126	185	1993	233	5,478
AOF	2,220	185	1993	4,107	96,566
AOF	2,250	185	1993	4,162	97,859
AOF	720	185	2008	1,332	31,319
BAS	5,800	100	1993	5,800	136,373
BAS	2,280	100	2013	2,280	53,609
STR	96	10	2008	10	235
STR	120	10	2008	12	282
UST	3,000	50	2013	1,500	35,269
TOTALS	16,612			19,436	456,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2803	06	19,436	95.5415	41.80	812,425	1989	1989	0	0	0	43.75	56.25

1 AIR HANGAR – 0% - 0 Heated Area: 13396 HX Base Yr



BLD DATE	04/05/2019 KK	LGL DATE	
XF DATE	04/05/2019 KK	LAND DATE	04/05/2019 KK
INC DATE		AG DATE	

3990 CENTURION WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		456,989
TOTAL MARKET OB/XF VALUE		126,023
TOTAL LAND VALUE - MARKET		102,332
TOTAL MARKET VALUE		685,344
SOH/AGL Deduction		56,655
ASSESSED VALUE		628,689
TOTAL EXEMPTION VALUE	04	628,689
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		685,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		699,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150619	REMODEL	400	03/24/2015
20130827	H/AC	5,000	04/17/2013
20130770	ELEC OTHER	1,950	04/12/2013
20130699	REMODEL	9,600	04/04/2013
20130639	REMODEL	65,000	03/28/2013
20130165	DEMOLITION	2,500	01/23/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1993] E30S75W30N75$ PTR=W15 S55 AOF=[YR=1993] W14S9E14N9$ E15N55 $ PTR=E72 BAS=[YR=1993] E58AOF=[YR=1993] E30S74W30N74$S100W58N100$W72 PTR=S125 BAS=[YR=2013] S76E30 AOF=[YR=2008] W30S24E30N24$ N33 STR=[YR=2008] E7N24W4S16W3S8$N43W30$ N125$ PTR=E129S125 UST=[YR=2013] S26 STR=[YR=2008] W4S24E4N24$S74E30N100 W30$ W129N125$.

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	0430	CL FNC 6B	0	0	0	0	646.00	LF	9.70	9.70	100	1989	1989	3	25	1,567	
2	0812	CONCRETE C	0	0	0	0	41,087.00	SF	4.00	4.00	100	1989	1989	3	54.5	89,570	
3	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	20	700	
4	0978	SECURTY LT	0	0	0	0	9.00	UT	450.00	450.00	100	1989	1989	3	26	1,053	
5	0966	FIRE SPRNK	0	0	0	0	15,900.00	SF	3.00	3.00	100	1989	1989	3	60	28,620	
6	6001	ROLLUP DR	0	0	9	7	1.00	UT	400.00	400.00	100	1989	1989	3	20	80	
7	6001	ROLLUP DR	0	0	12	14	2.00	UT	400.00	400.00	100	1994	1994	3	20	160	
8	6001	ROLLUP DR	0	0	22	10	1.00	UT	400.00	400.00	100	1989	1989	3	20	80	
9	0098	AWNING MTL	0	0	4	6	24.00	SF	13.00	13.00	100	1994	1994	3	20	62	
10	0098	AWNING MTL	0	0	4	5	20.00	SF	13.00	13.00	100	1994	1994	3	20	52	

TOTAL OB/XF 121,944

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	002000	C	AIRPORT	0	0006	I-1	0.00	0.00	52,478.00	SF		1.00	1.00	1.00	1.95	1.95	102,332							

REVIEW DATE 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 102,332 Market: 0 Agricultural: 0 Common: 102,332 PRINTED 07/30/2025 BY SYS

PT FRACL SEC 7-2N-28E & PT OF
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NASSAU COUNTY PROPERTY

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TOTALS					

MARKET ADJUSTMENTS

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SALES DATA

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XF DATE	04/05/2019	KK	LAND DATE	04/05/2019 KK
INC DATE			AG DATE	

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	0402	CONC BUMPE	0	0	0	0	20.00	UT	25.00	25.00	100	1994	1994	3	74	370	
12	0467	FNC GT 25'	0	0	25	0	2.00	UT	875.00	875.00	100	1994	1994	3	30	525	
13	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00	100	1994	1994	3	20	2,800	
14	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1994	1994	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 4,079

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: 0.00 Total Land Value: 102,332 Market: 0 Agricultural: 0 Common: 102,332 PRINTED 07/30/2025 BY SYS