

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

08-2N-28-0000-0001-0000

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																								
Exterior Wall	05	AVERAGE 100				2703	04	7,582	56.9250	26.90	203,956	1985	1985		0		0	50.00	50.00	VALUATION BY				STANDARD																			
RooF Structur	04	WOOD TRUSS 100				2 GARAGE - 0% - 0										Heated Area: 7426										HX Base Yr										Tax Group: 2				Tax Dist:			
RooF Cover	12	MODULAR MT 100				47 41 41 47 158 158 47 30.7 31 33 PTO 1993																	BUILDING MARKET VALUE				1,298,726																
Interior Wall	04	PLYWOOD 50																	TOTAL MARKET OB/XF VALUE				2,036,091																				
Interior Wall	07	NONE 50																	TOTAL LAND VALUE - MARKET				833,552																				
Interior Floo	03	CONC FINSH 100																	TOTAL MARKET VALUE				4,168,369																				
Ceiling	04	NONE 100																	SOH/AGL Deduction				0																				
Air Condition	01	NONE 100																	ASSESSED VALUE				4,168,369																				
Heating Type	01	NONE 100																	TOTAL EXEMPTION VALUE				04 4,168,369																				
Fixtures		4 100																	BASE TAXABLE VALUE				0																				
Frame	02	WOOD FRAME 100																	TOTAL JUST VALUE				4,168,369																				
Story Height		8 100																	NCON VALUE				0																				
RMS		3 100																INCOME VALUE																									
Stories	1.	1. 100																PREVIOUS YEAR MKT VALUE				26,056,347																					
Units		0 100																																									
BUD8 Adjustme	02	DIST FB 100																																									
Occupancy	00	NONE 100																																									
Quality		04	Quality Level 04																																								
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	7,426	100	1993	7,426	99,880																																						
PTO	1,200	5	1993	60	807																																						
PTO	1,927	5	1993	96	1,291																																						
TOTALS 10,553						7,582						101,978						BLD DATE		05/09/2022		KK		LGL DATE		04/24/2025		DC															
EXTRA FEATURES						2800 BILL MELTON RD, FERNANDINA BEACH										XF DATE						LAND DATE																					
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																												
1	0510	GARAGE WD-	0	0 72 42	3,024.00	SF	35.00	35.00	100	1970	1970	3	20	21,168																													
2	0866	POOL FIBER	0	0 24 42	1,008.00	SF	72.00	72.00	100	1970	1970	3	20	14,515																													
3	0803	ASPHALT C	0	0 0 0	47,790.00	SF	2.00	2.00	100	1980	1980	3	50	47,790																													
4	0812	CONCRETE C	0	0 0 0	5,288.00	SF	4.00	4.00	100	1980	1980	3	30	6,346																													
5	2503	GOLF CRS 3	0	0 0 0	18.00	UT	80,000.00	80,000.00	100	1960	1960	3	80	1,152,000																													
6	6001	ROLLUP DR	0	0 0 15	1.00	UT	400.00	400.00	100	1970	1970	3	20	80																													
7	0350	CARPORW D	0	0 15 11	165.00	SF	13.00	13.00	100	2002	2002	3	20	429																													
8	1123	CB 8"	0	0 54 0	162.00	SF	6.15	6.15	100	2002	2002	3	80	797																													
9	1123	CB 8"	0	0 116 0	464.00	SF	6.15	6.15	100	2002	2002	3	80	2,283																													
10	0812	CONCRETE C	0	0 0 0	1,121.00	SF	4.00	4.00	100	2002	2002	3	80	3,587																													
LAND DESCRIPTION						TOTAL OB/XF										1,248,995																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	003800	C	GOLF CRS	0		REC	0.00	0.00	303.11	AC		1.00	1.00	0.55	5,000.00	2,750.00	833,552																										

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																		
Exterior Wall		10	ABOVE AVG 100		0303	04	9,945	107.2170	116.87	1,162,272	1999	1999	0	0	0	12.00	88.00	VALUATION BY					STANDARD													
Roof Structure		04	WOOD TRUSS 100		4 CLUB HOUSE - 0% - 0												Heated Area: 8886					HX Base Yr					Tax Group: 2					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																			BUILDING MARKET VALUE					1,298,726									
Interior Wall		05	DRYWALL 70																			TOTAL MARKET OB/XF VALUE					2,036,091									
Interior Wall		06	CUST PANEL 30																			TOTAL LAND VALUE - MARKET					833,552									
Interior Floor		14	CARPET 80																			TOTAL MARKET VALUE					4,168,369									
Interior Floor		15	HARDTILE 20																			SOH/AGL Deduction					0									
Ceiling		02	F.NOT SUS 100																			ASSESSED VALUE					4,168,369									
Air Condition		03	CENTRAL 100																			TOTAL EXEMPTION VALUE					04 4,168,369									
Heating Type		04	AIR DUCTED 100																			BASE TAXABLE VALUE					0									
Fixtures		04	29 100																			TOTAL JUST VALUE					4,168,369									
Frame		02	WOOD FRAME 100																			NCON VALUE					0									
Story Height		10	10 100																			INCOME VALUE														
RMS		14	14 100																			PREVIOUS YEAR MKT VALUE					26,056,347									
Stories		1.	1. 100																																	
Units		0	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	7,376	100	2006	7,376	758,589																															
BRA	126	110	2006	139	14,296																															
FCP	600	30	2006	180	18,513																															
FOP	42	30	2006	13	1,337																															
FOP	96	30	2006	29	2,982																															
FOP	616	30	2006	185	19,026																															
FOP	629	30	2006	189	19,437																															
FOP	792	30	2006	238	24,477																															
KTA	969	110	2006	1,066	109,633																															
PTO	312	5	2006	16	1,646																															
TOTALS		12,910			9,945	1,022,799																														
EXTRA FEATURES					2800 BILL MELTON RD, FERNANDINA BEACH															BLD DATE		05/09/2022		KK		LGL DATE		04/24/2025		DC						
																				XF DATE						LAND DATE										
																				INC DATE						AG DATE										
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																			
21	1123	CB 8"	0	0	15	0	150.00	SF	6.15	6.15	100	1999	1999	3	75	692																				
22	0510	GARAGE WD-	0	0	22	14	308.00	SF	35.00	35.00	100	2006	2006	3	40	4,312																				
23	2503	GOLF CRS 3	0	0	0	0	1.00	UT	32,000.00	32,000.00	100	1975	1975	3	80	25,600																				
24	2503	GOLF CRS 3	0	0	0	0	9.00	UT	80,000.00	80,000.00	100	1973	1973	3	80	576,000																				
25	0803	ASPHALT C	0	0	0	0	33,534.00	SF	2.00	2.00	100	1973	1973	3	50	33,534																				
26	0812	CONCRETE C	0	0	0	0	28,768.00	SF	4.00	4.00	100	1973	1973	3	23	26,467																				
27	0810	CONCRETE A	0	0	12	12	144.00	SF	6.50	6.50	100	1973	1973	3	23	215																				
28	0350	CARPORT WD	0	0	12	16	192.00	SF	8.19	8.19	100	1973	1973	3	20	314																				
29	0810	CONCRETE A	0	0	66	6	396.00	SF	6.50	6.50	100	2021	2021	3	99	2,548																				
30	0811	CONCRETE B	0	0	0	0	714.00	SF	5.20	5.20	100	2021	2021	3	99	3,676																				
LAND DESCRIPTION										TOTAL OB/XF										673,358																
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												

REVIEW DATE	05/09/2022	BY	KK	Total Acres: 303.11	Total Land Value: 833,552	Market: 0	Agricultural: 0	Common: 833,552	PRINTED 07/30/2025 BY SYS
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