PT FRAC SEC 29 LYING N OF
PB 2/68 PAR 1-3 PT OR 964/1002

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

2025

29-3N-28-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

OFF DRURY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		10,575
TOTAL MARKET VALUE		10,575
SOH/AGL Deduction		0
ASSESSED VALUE		10,575
TOTAL EXEMPTION VALUE	04	10,575
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		10,575
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		10,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0964/1002	12/29/2000	WD	U	V	09	339,500

GRANTOR: LEE JOSEPH S & FRANCE

GRANTEE: CITY OF FERNANDINA

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

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	008900	C	MUNICIPAL	0		CON	0.00	0.00	0.47	AC		1.00	1.00	0.25	90,000.00	22,500.00	10,575							

REVIEW DATE 04/23/2025 BY DC Total Acres: 0.47 Total Land Value: 10,575 Market: 0 Agricultural: 0 Common: 10,575 PRINTED 07/30/2025 BY SYS