PT OF GOVT LOT 6
IN OR 1125/790
OUTSIDE CITY LIMITS

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

2025

29-3N-28-0000-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	01	FLAT 100
Roof Cover	07	CONC TILE 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		0 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

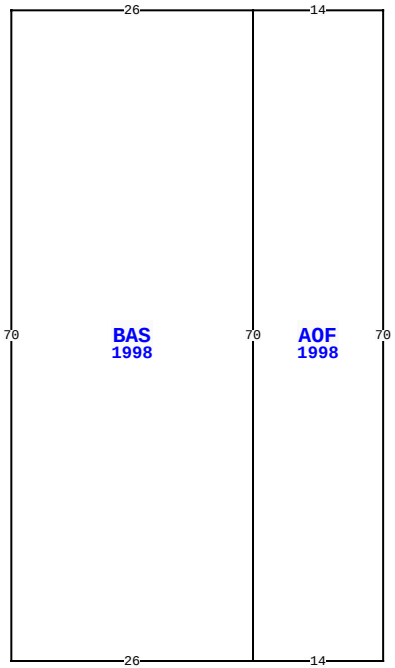
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	980	100	1998	980	20,912
BAS	1,820	100	1998	1,820	38,838
TOTALS	2,800			2,800	59,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	04	2,800	71.7600	32.83	91,924	1998	1998	0	0	0	35.00	65.00

2 STOR WAREH – 0% - 0 Heated Area: 2800 HX Base Yr



2203 RYAN RD, FERNANDINA BEACH

BLD DATE	02/07/2018	KK	LGL DATE	
XF DATE	02/07/2018	KK	LAND DATE	02/07/2017 KK
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		60,637
TOTAL MARKET OB/XF VALUE		37,113
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		472,750
SOH/AGL Deduction		183,044
ASSESSED VALUE		289,706
TOTAL EXEMPTION VALUE	04	289,706
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		472,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401038	NEW CONSTR	9,860	05/23/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1125/0790	3/28/2003	WD	Q	I	06	100

GRANTOR: FLORIDA PUBLIC UTILIT

GRANTEE: CITY OF FDNA BEACH

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1998] W14 BAS=[YR=1998] W26 S70 E26 N70$ S70 E14 N70$.

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	0810	CONCRETE A	0	0	0	0	278.00	SF	6.50	6.50	100	1980	1980	3	30	542	
2	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	100	1980	1980	3	20	216	
3	1131	REINFR 8	0	0	0	0	200.00	SF	6.30	6.30	100	1980	1980	3	72	907	
4	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1990	1990	3	27	1,366	
5	0810	CONCRETE A	0	0	6	5	30.00	SF	6.50	6.50	100	1990	1990	3	57	111	
6	0350	CARPORT WD	0	0	27	16	432.00	SF	13.00	13.00	100	1996	1996	3	20	1,123	
7	0430	CL FNC 6B	0	0	0	0	59.00	LF	9.70	9.70	100	1996	1996	3	36	206	
8	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	1996	1996	3	36	432	
9	0810	CONCRETE A	0	0	0	0	186.00	SF	6.50	6.50	100	1980	1980	3	30	363	
10	0430	CL FNC 6B	0	0	0	0	1,306.00	LF	9.70	9.70	100	1992	1992	3	28	3,547	

TOTAL OB/XF 8,813

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		PI-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	150,000.00	150,000.00	375,000							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 2.50 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/30/2025 BY SYS

PT OF GOVT LOT 6
IN OR 1125/790
OUTSIDE CITY LIMITS

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

2025

29-3N-28-0000-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

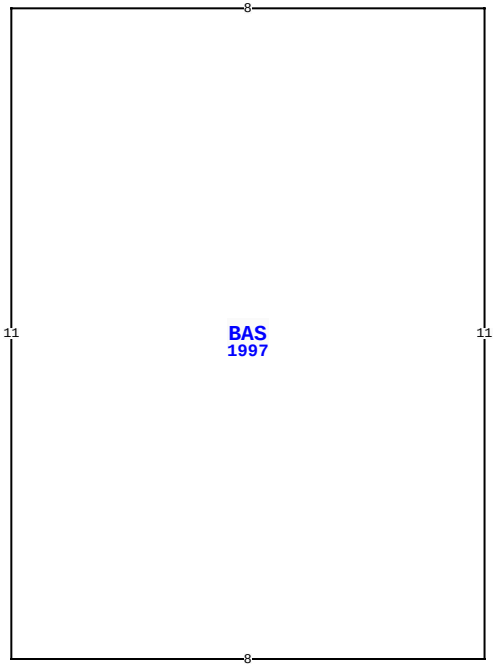
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	88	100	1997	88	887
TOTALS	88			88	886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	04	88	77.4900	20.15	1,773	1994	1994	0	0	0	50.00	50.00

3 BARNS – 0% - 0 Heated Area: 88 HX Base Yr



2203 RYAN RD, FERNANDINA BEACH

BLD DATE	02/07/2018	KK	LGL DATE	
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NCON VALUE		0
INCOME VALUE		
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GRANTOR: FLORIDA PUBLIC UTILIT

GRANTEE: CITY OF FDNA BEACH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W8 S11 E8 N11 $.

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	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1992	1992	3	28	84	
12	0465	FNC GT 15'	0	0	0	0	1.00	UT	562.50	562.50	100	1992	1992	3	28	158	
13	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	1992	1992	3	28	210	
14	0810	CONCRETE A	0	0	0	0	5,869.00	SF	6.50	6.50	100	1998	1998	3	73	27,848	

LAND DESCRIPTION

TOTAL OB/XF 28,300

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 02/01/2024 BY KBA Total Acres: 2.50 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/30/2025 BY SYS