BLOCK 1 LOTS 1 THRU 3
BLOCK 2 LOTS 1 THRU 6 17 & 18
& VACATED MAGNOLIA ST

FERNANDINA BEACH REALTY INC
2057 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

42-2N-27-4340-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

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

463084 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/17/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	160,850
TOTAL MARKET VALUE	160,850
SOH/AGL Deduction	68,770
ASSESSED VALUE	92,080
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,080
TOTAL JUST VALUE	160,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006029	DEMOLITION	10,000	05/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2328/1644	12/31/2019	WD	Q	I	01	100,000
GRANTOR: L&M OF NASSAU COUNTY						
GRANTEE: FERNANDINA BEACH RE						
2220/0361	8/30/2018	WD	U	I	11	100
GRANTOR: BAKER ANNA J						
GRANTEE: L&M OF NASSAU COUNT						

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	001000	C	COMMERCIAL	0	0004	CPO	0.00	0.00	32,170.00	SF		1.00	1.00	1.00	5.00	5.00	160,850							

REVIEW DATE 03/17/2025 BY DC Total Acres: 0.74 Total Land Value: 160,850 Market: 0 Agricultural: 0 Common: 160,850 PRINTED 07/30/2025 BY SYS