BLOCK B LOTS 1 TO 13 INC
BLOCK B LOTS 18 TO 30 INC
W PORT BEACH CASINO TRACT

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

2026

00-00-31-1100-000B-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8001	V GV W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1050.00		

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

TARPON & TROUT ST, FERNANDINA BEACH

BLD DATE		LGL DATE	05/07/2026 DC
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		31,992
TOTAL LAND VALUE - MARKET		2,925,000
TOTAL MARKET VALUE		2,956,992
SOH/AGL Deduction		558,092
ASSESSED VALUE		2,398,900
TOTAL EXEMPTION VALUE	04	2,398,900
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,956,992
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,307,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

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
1	0811	CONCRETE B	0	0	200	5	1,000.00	SF	5.20	5.20	100	1990	1990	3	54.5	2,834	
2	0803	ASPHALT C	0	0	0	0	24,400.00	SF	2.00	2.00	100	1990	1990	3	50	24,400	
3	0400	CONC CURB	0	0	0	0	400.00	LF	15.00	15.00	100	1990	1990	3	64	3,840	
4	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1990	1990	3	26	658	
5	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	1990	1990	3	26	260	

LAND DESCRIPTION

TOTAL OB/XF 31,992

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	008001	C	V GV/XFOB	0		REC	325.00	200.00	65,000.00	SF		1.00	1.00	1.00	45.00	45.00	2,925,000							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 2,925,000 Market: 0 Agricultural: 0 Common: 2,925,000 PRINTED 07/09/2026 BY SYS