BLOCK 7 LOT 1
IN OR 140 PG 305
ESMT IN OR 439/298

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

2026

00-00-31-114B-0007-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

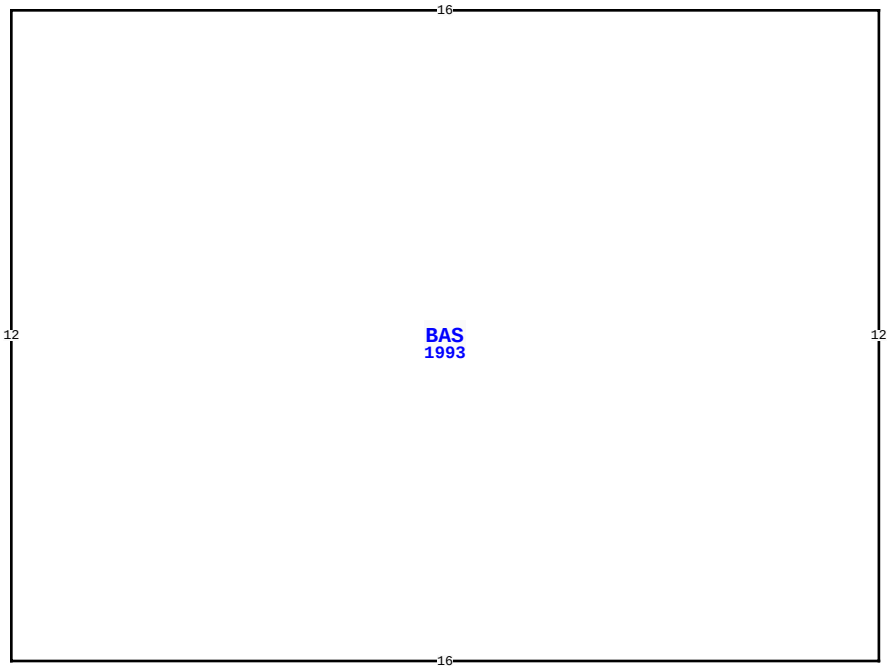
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100	1993	192	1,336
TOTALS	192			192	1,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	192	73.2354	34.79	6,680	1977	1977	0	0	0	80.00	20.00

1 STOR WAREH 0% - 0 Heated Area: 192 HX Base Yr



2569 1ST AVE, FERNANDINA BEACH

BLD DATE	01/31/2018	KK	LGL DATE	
XF DATE			LAND DATE	05/08/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,336
TOTAL MARKET OB/XF VALUE		3,814
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		365,150
SOH/AGL Deduction		122,887
ASSESSED VALUE		242,263
TOTAL EXEMPTION VALUE	04	242,263
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		365,150
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0140/0305	1/01/1973	WD	Q	V		3,800

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S12 E16 N12$.

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	0424	CL FNC 6'	0	0	0	0	336.00	LF	20.00	20.00	100	1990	1990	3	25	1,680	
2	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1990	1990	3	25	150	
3	0811	CONCRETE B	0	0	0	0	700.00	SF	5.20	5.20	100	1990	1990	3	54.5	1,984	

LAND DESCRIPTION

TOTAL OB/XF 3,814

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	60.00	115.00	60.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	360,000							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/09/2026 BY SYS