LOTS 22,23 & PT OF LOTS 21 &
24 OF FERREIRA R/P OF FDNA BCH
S/D PBK 2/34 & PT LOTS 9,10,11

STATE OF FLORIDA TIITF LEASED TO CITY OF FDNA BCH
C/O DEP 3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2026

00-00-31-126A-0021-0020

NASSAU COUNTY PROPERTY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		28,808
TOTAL LAND VALUE - MARKET		1,785,000
TOTAL MARKET VALUE		1,813,808
SOH/AGL Deduction		192,482
ASSESSED VALUE		1,621,326
TOTAL EXEMPTION VALUE	07	1,621,326
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,813,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,473,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0636/0816	9/17/1991	WD	U	V	09	240,000
GRANTOR: VESTEY SYDNEY S ETAL						
GRANTEE: STATE OF FLORIDA TI						
0636/0814	9/17/1991	QC	U	V	10	100
GRANTOR: VESTEY SYDNEY S ETAL						
GRANTEE: STATE OF FLORIDA TI						

1230 N FLETCHER AV, FERNANDINA BEACH

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

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	0416	DUNEWALKS	0	0	0	0	2,965.00	SF	30.00	30.00	100	2002	2002	3	20	17,790	
2	0350	CARPORT WD	0	0	14	14	196.00	SF	13.00	13.00	100	2002	2002	3	20	510	
3	0350	CARPORT WD	0	0	13	13	169.00	SF	13.00	13.00	100	2002	2002	3	20	439	
4	0812	CONCRETE C	0	0	0	0	1,945.00	SF	4.00	4.00	100	2002	2002	3	79	6,146	
5	0400	CONC CURB	0	0	0	0	308.00	LF	15.00	15.00	100	2002	2002	3	84	3,881	
6	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2002	2002	3	84	42	

LAND DESCRIPTION

TOTAL OB/XF 28,808

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	170.00	100.00	170.00	FF		1.00	1.00	0.50	21,000.00	10,500.00	1,785,000							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,785,000 Market: 0 Agricultural: 0 Common: 1,785,000 PRINTED 07/09/2026 BY SYS