

LOTS 6,8 & 10
IN OR 596/844 & OR 724/1685
HAMBYS ADDN TO FDNA BEACH SUB

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

2026

00-00-31-1360-0006-0000

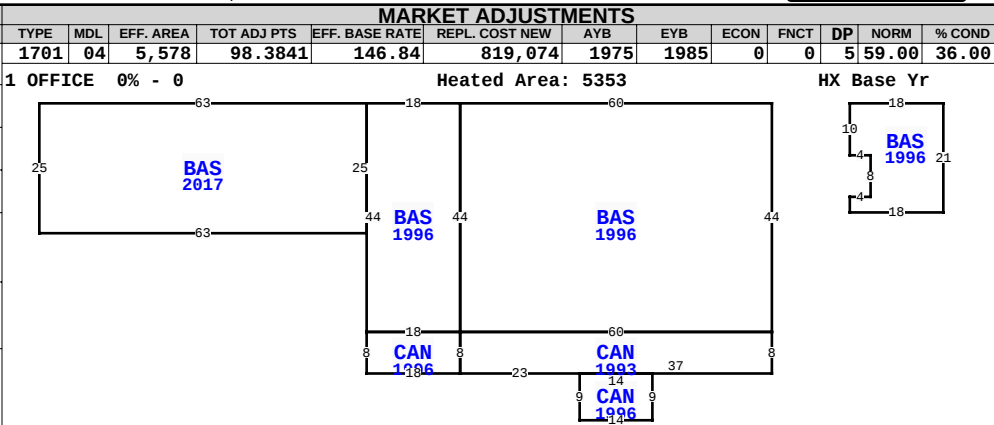


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 80
Interior Wall	04 DECORATIVE 20
Interior Floo	18 CARPET 90
Interior Floo	11 CLAY TILE 10
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	7 100
Frame	03 MASONRY 100
Story Height	13 100
RMS	25 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	1700OFFICE BUILDINGS
MAP NUM	
MKT AREA	01
NEIGHBORHOOD/LOC	1060.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	346	100	1996	346	18,291
BAS	792	100	1996	792	41,867
BAS	2,640	100	1996	2,640	139,557
BAS	1,575	100	2017	1,575	83,258
CAN	480	30	1993	144	7,612
CAN	126	30	1996	38	2,009
CAN	144	30	1996	43	2,273
TOTALS	6,103			5,578	294,867

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0812	CONCRETE C	0	0	0	0	8,416.00	SF	4.00	4.00	100
2	1126	CB/STC 8"	0	0	0	0	535.00	SF	8.00	8.00	100
3	0400	CONC CURB	0	0	0	0	23.00	LF	15.00	15.00	100
4	0810	CONCRETE A	0	0	10	6	60.00	SF	6.50	6.50	100
5	0505	FLAGPOLE A	0	0	0	0	30.00	LF	50.00	50.00	100
6	0646	LWN SPRK H	0	0	0	0	22.00	UT	2.00	2.00	100
7	0648	LIGHTS-AV	0	0	0	0	2.00	UT	140.00	140.00	100
8	0810	CONCRETE A	0	0	0	0	182.00	SF	6.50	6.50	100
9	0445	BOX FNC 5'	0	0	0	0	23.00	LF	8.10	8.10	100
10	0811	CONCRETE B	0	0	60	13	780.00	SF	5.20	5.20	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001700	C	1STORY OFF	0	0006	C-1	168.00	110.00	18,420.00	SF	1.00



BLD DATE	03/22/2018	KK		LGL DATE	
XF DATE	03/22/2018	KK		LAND DATE	05/07/2026
INC DATE	04/29/2025	REA		AG DATE	DC

TOTAL OB/XF											
31,416											

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31,416											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		294,867	
TOTAL MARKET OB/XF VALUE		31,885	
TOTAL LAND VALUE - MARKET		1,105,200	
TOTAL MARKET VALUE		1,431,952	
SOH/AGL Deduction		465,109	
ASSESSED VALUE		966,843	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		966,843	
TOTAL JUST VALUE		1,431,952	
NCON VALUE		0	
INCOME VALUE		3151576	
PREVIOUS YEAR MKT VALUE		1,346,509	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163229	ADDITION	223,291	11/22/2016
20163230	ROOF	7,650	11/22/2016
20080851	H/AC	4,000	05/19/2008
B021790	REMODEL	1,000	10/16/2002
B9369	REMODEL	40,000	10/17/1995
1026	H/AC	1,500	01/18/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0724/1685	3/02/1995	WD	Q	I		122,000	
GRANTOR: LIBERTY REALTY PARTNE							
GRANTEE: FERNANDINA BEACH RE							
0596/0844	5/01/1990	WD	Q	V	01	100	
GRANTOR: SIMMONS RICHARD S							
GRANTEE: FDNA BCH REALTY INC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W60 BAS=[YR=1996] W18 BAS=[YR=2017] W63 S25 E63 N25\$ S44 CAN=[YR=1996] S8 E18 CAN=[YR=1993] E23 CAN=[YR=1996] S9 E14 N9 W14\$ E37 N8 W60 S8\$ N8 W18\$ E18 N44\$ S44 E60 N44\$ PTR=E15 BAS=[YR=1996] E18 S21 W18 N3 E4 N8 W4 N10\$ W15\$.											

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