BLK 5 LOTS 9 & 11
PT OR 2165/1818
OLD TOWN S/D UNR

OLD TOWN PROPERTIES LLC
112 NORTH 6TH ST
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1580-0005-0090**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |

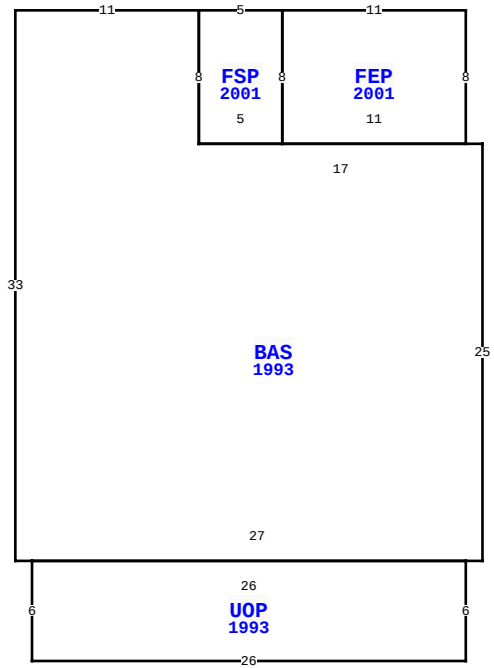
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1003.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 788 | 100 | 1993 | 788 | 48,655 |
| FEP | 88 | 80 | 2001 | 70 | 4,322 |
| FSP | 40 | 40 | 2001 | 16 | 988 |
| UOP | 156 | 20 | 1993 | 31 | 1,914 |
| TOTALS | 1,072 | | | 905 | 55,879 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 905 | 117.6120 | 123.49 | 111,758 | 1910 | 1910 | 0 | 0 | 0 | 50.00 | 50.00 |

1 SINGLE FAM 0% - 0 Heated Area: 788 HX Base Yr




808 SAN FERNANDO ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| 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 | 55,879 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 419,400 |
| TOTAL MARKET VALUE | 475,279 |
| SOH/AGL Deduction | 216,589 |
| ASSESSED VALUE | 258,690 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 258,690 |
| TOTAL JUST VALUE | 475,279 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 533,690 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2025-1483 | ADD NEW ADDITION | 380,000 | 03/05/2026 |
| 2024-0597 | RELOCATE BLDG ON | 48,100 | 11/06/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2165/1818 | 12/21/2017 | SW | U | I | 11 | 100 |
| GRANTOR: KAVANAUGH ANNE B | | | | | | |
| GRANTEE: OLD TOWN PROPERTIES | | | | | | |
| 0692/0976 | 11/08/1993 | SW | Q | I | 06 | 100 |
| GRANTOR: GALLAGHER CHARLES THO | | | | | | |
| GRANTEE: KAVANAUGH ANNE B | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FEP=[YR=2001] W11 FSP=[YR=2001] W5 BAS=[YR=1993] W11 S33 E1 UOP=[YR=1993] S6 E26 N6 W26$ E27 N25 W17 N8$ S8 E5 N8$ S8 E11 N8$.

## 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 | 000100 | C | RES | 0 | 0010 | OT-1 | 46.00 | 93.00 | 46.60 | FF | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 233,000 | | | | | | | |
| 2 | 000100 | C | RES | 0 | 0010 | OT-1 | 46.00 | 46.00 | 46.60 | FF | | 1.00 | 1.00 | 0.80 | 5,000.00 | 4,000.00 | 186,400 | | | | | | | |

REVIEW DATE 01/01/2026 BY KB Total Acres: 0.00 Total Land Value: 419,400 Market: 0 Agricultural: 0 Common: 419,400 PRINTED 07/09/2026 BY SYS