

PT LOTS 25,26,27 & 28 IN
OR 476/585' (EX LEASE PARCELS
25-1L,25-2L,25-3L,25-5L & EX

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

2026

00-00-31-1760-0025-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	CB STUCCO 70			
Exterior Wall	28	GLASS THRM 30			
Roof Structure	04	WOOD TRUSS 100			
Roof Cover	14	STAND SEAM 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	15	HARDTILE 100			
Ceiling	02	F.NOT SUS 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures	13	100			
Frame	03	MASONRY 100			
Story Height		9 100			
RMS		2 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE		8900 MUNICIPAL			
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC		1005.0400			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	2009	1,176	163,505
CAN	54	30	2009	16	2,225
FSP	216	50	2010	108	15,016
TOTALS	1,446			1,300	180,746

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1701	04	1,300	124.2108	185.38	240,994	1977	2000	0	0	25.00	75.00	
1 OFFICE		0% - 0				Heated Area: 1176			HX Base Yr			
6 24 36 FSF³⁶ 2010 49 6 9 CAN⁹ 2009 6 24 BAS 2009												
BLD DATE				03/28/2025		KWA		LGL DATE				
XF DATE				03/28/2025		KWA		LAND DATE		05/04/2026		
INC DATE								AG DATE				
								05/04/2026				DC

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	0	2,354.00	SF	4.00	4.00	100	1990
2	0803	ASPHALT C	0	0	0	22,500.00	SF	2.00	2.00	100	1987
3	0400	CONC CURB	0	0	0	1,111.00	LF	15.00	15.00	100	1987
4	0302	FLT DOCK C	0	0	218	6	SF	50.00	50.00	100	1990
5	0304	DOCK MD WD	0	0	0	7,200.00	SF	28.00	28.00	100	2015
6	0310	AL GANG WY	0	0	0	38.00	LF	115.00	115.00	100	2010
7	0306	BOAT RAMP	0	0	56	60	UT	1.00	3,000.00	100	1990
8	0858	SCULP CONC	0	0	0	1,497.00	SF	13.00	13.00	100	1990
9	0850	PEBBLE WLK	0	0	0	1,246.00	SF	3.50	3.50	100	1987
10	0301	BOAT DCK C	0	0	0	1,120.00	SF	80.00	80.00	100	2008

TOTAL OB/XF											
288,121											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	004030	C	INDUST WATER	0		IW	369.00	120.00	41,000.00	SF	1.00
2	009500	C	SUBMERGED	0		IW	80.00	78.00	2.35	AC	1.00

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NASSAU COUNTY PROPERTY		PAGE 1 of 3	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		293,678	
TOTAL MARKET OB/XF VALUE		781,630	
TOTAL LAND VALUE - MARKET		2,460,059	
TOTAL MARKET VALUE		3,535,367	
SOH/AGL Deduction		1,301,483	
ASSESSED VALUE		2,233,884	
TOTAL EXEMPTION VALUE		04	2,233,884
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		3,535,367	
NCON VALUE		4,946	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		3,347,711	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0139	REPLACING DECK BO	2,000	04/29/2025
20200027	XFOB - DOCK	569,000	06/01/2020
20190098	XFOB	1,500,000	10/21/2019
20183105	REMODEL-BOATERS L	20,000	09/12/2018
20160249	INSTALL NEW AWNIN	4,475	02/01/2016
20151404	REPAIR/RRF	47,375	06/18/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0476/0585	12/16/1985	ML	Q	I	03	100	
GRANTOR: CITY OF FERNANDINA BE							
GRANTEE: CENTER STREET WATER							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2009] W24 FSP=[YR=2010] W6 S36 CAN=[YR=2009] S9 E6 N9 W6\$ E6 N36\$ S49 E24 N49\$.											

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