

PT OF LOTS 28 & 29 "25-3L"
UNR LEASE DATED 5-6-2008
{ATL SEAFOOD-LESSEE}

CITY OF FERNANDINA BEACH/
C/O ATLANTIC SEAFOOD, 204 ASH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1760-0025-003L



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		9 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

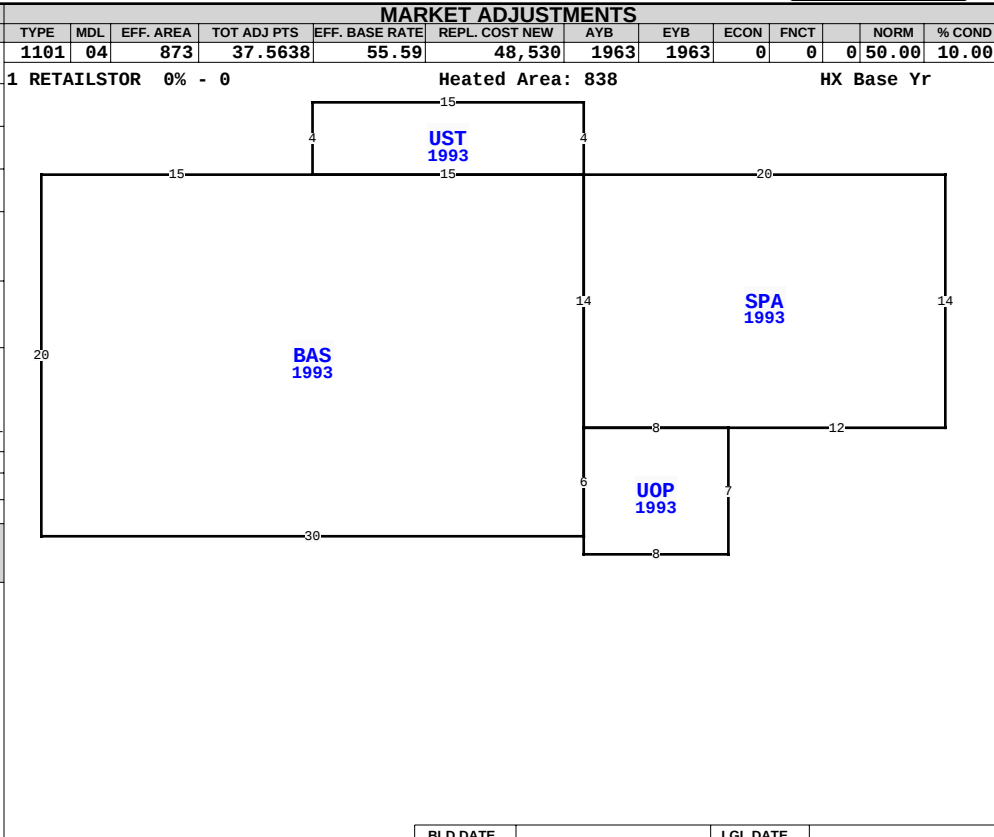
Quality	01	Quality Level 01
DOR CODE	9000	LEASEHOLD INTEREST
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	1993	600	3,335
SPA	280	85	1993	238	1,323
UOP	56	20	1993	11	61
UST	60	40	1993	24	133
TOTALS	996			873	4,853

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	1	1993
2	0446	BOX FNC 6'	0	0	0	0	99.00	LF	20.00	20.00	1	2000
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	1	2000

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	009000	C	LEASE INT	0		IW	0.00	0.00	1,316.00	SF		1.00

REVIEW DATE 04/09/2026 BY KWA



10 ASH ST, FERNANDINA BEACH												
TOTAL OB/XF												
86												

TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	009000	C	LEASE INT	0		IW	0.00	0.00	1,316.00	SF		1.00

Total Acres: 0.00 Total Land Value: 72,380 Market: 0 Agricultural: 0 Common: 72,380

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		100	
TOTAL MARKET OB/XF VALUE		86	
TOTAL LAND VALUE - MARKET		72,380	
TOTAL MARKET VALUE		72,566	
SOH/AGL Deduction		0	
ASSESSED VALUE		72,566	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		72,566	
TOTAL JUST VALUE		72,566	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		134,108	

LEASED BY : ATLANTIC SEAFOOD (DEMO'D 2/2026) KW 4/			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-0003	DEMOLITION AND HA	13,500	02/02/2026

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=1993;ORIG=-35,0] W15 S20 E30 N6 N14 W15 \$						
SPA=[YR=1993;ORIG=0,0] W20 S14 E8 E12 N14 \$						
UST=[YR=1993;ORIG=-20,0] N4 W15 S4 E15 \$						
UOP=[YR=1993;ORIG=-20,20] S1 E8 N7 W8 S6 \$						

AND LUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
72,380							

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