PT OF LOT 1 "25-4L"
UNR LEASE DATED 11-6-2007
{AMELIA RIVER EXCURSIONS-LESE}

CITY OF FERNANDINA BEACH/
C/O FDNA CHARTER BOAT ASSOC., 204 ASH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1760-0025-004L

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

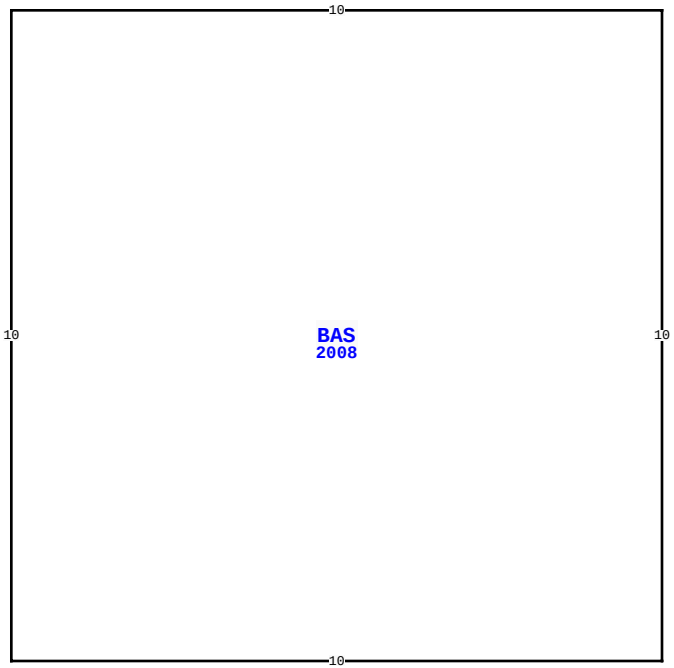
DOR CODE	9000	LEASEHOLD INTEREST	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.0400		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	100	100	2008	100	12,823
TOTALS	100			100	12,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	100	98.7525	147.39	14,739	2008	2008	0	0	0	13.00	87.00

2 OFFICE 0% - 0 Heated Area: 100 HX Base Yr



BLD DATE	06/01/2020	KK	LGL DATE
XF DATE	02/07/2018	KK	LAND DATE 06/01/2020 KK
INC DATE			AG DATE

1 N FRONT ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		12,823
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		34,823
SOH/AGL Deduction		2,809
ASSESSED VALUE		32,014
TOTAL EXEMPTION VALUE	04	32,014
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		34,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		34,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W10 S10 E10 N10$.

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	009000	C	LEASE INT	0		IW	0.00	0.00	400.00	SF		1.00	1.00	1.00	55.00	55.00	22,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 07/09/2026 BY SYS