

BLOCK 2 LOTS 29 THRU 33
IN OR 2471/1649
CITY OF FDNA BEACH

I P HOLDINGS GROUP LLC
316 ASH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0002-0290



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 50
Interior Floo	09	PINE WOOD 50
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures	01	0 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		1 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
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	4,080	100	1993	4,080	118,508
FST	4,080	50	1993	2,040	59,254
TOTALS	8,160			6,120	177,761

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0430	CL FNC 6B	0	0	0	0	44.00	LF	9.70
2	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00
3	0966	FIRE SPRNK	0	0	0	0	8,160.00	SF	3.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001100	C	STORE 1FLR	0	0006	C-3	0.00	0.00	12,500.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1101	04	6,120	65.4177	96.82	592,538	1882	1970	0	0	20	50.00	30.00	
1 RETAILSTOR 0% - 0 Heated Area: 4080 HX Base Yr													
40 BAS 1993 40 102 102 40 FST 1993 40 102 102													
201 N 2ND ST, FERNANDINA BEACH													
				BLD DATE	07/20/2021	KK	LGL DATE						
				XF DATE	07/20/2021	KK	LAND DATE						
				INC DATE			AG DATE						
								03/27/2025	DC				

TOTAL OB/XF													
14,923													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0430	CL FNC 6B	0	0	0	0	44.00	LF	9.70	9.70	100	1980	1980
2	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	1980	1980
3	0966	FIRE SPRNK	0	0	0	0	8,160.00	SF	3.00	3.00	100	1950	1950

TOTAL OB/XF													
14,923													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	001100	C	STORE 1FLR	0	0006	C-3	0.00	0.00	12,500.00	SF		1.00	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
2			
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		177,761	
TOTAL MARKET OB/XF VALUE		14,923	
TOTAL LAND VALUE - MARKET		812,500	
TOTAL MARKET VALUE		1,005,184	
SOH/AGL Deduction		140,518	
ASSESSED VALUE		864,666	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		864,666	
TOTAL JUST VALUE		1,005,184	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		994,976	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-0016	EXTERIOR RENOVATI	1,457,877	05/06/2026

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2471/1649	6/18/2021	SW	Q	I	01
GRANTOR: FRONT STREET ALACHUA					
GRANTEE: I P HOLDINGS GROUP					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
BAS=[YR=1993] W102 S40 E102 N40\$ PTR= E20 FST=[YR=1993] E102 S40 W102 N40\$ W20 \$.					