

OCEAN HIGHWAY & PORT AUTHORITY OF NASSAU COUNTY
516 S 10TH ST, STE 103
FERNANDINA BEACH, FL 32034

00-00-31-1800-0004-0010

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2		
VALUATION SUMMARY									
VALUATION BY				STANDARD					
Tax Group: 2				Tax Dist:					
BUILDING MARKET VALUE				2,506,238					
TOTAL MARKET OB/XF VALUE				172,205					
TOTAL LAND VALUE - MARKET				1,055,892					
TOTAL MARKET VALUE				3,734,335					
SOH/AGL Deduction				0					
ASSESSED VALUE				3,734,335					
TOTAL EXEMPTION VALUE				0					
BASE TAXABLE VALUE				3,734,335					
TOTAL JUST VALUE				3,734,335					
NCON VALUE				0					
INCOME VALUE									
PREVIOUS YEAR MKT VALUE				3,587,390					
PERMIT NUM		DESCRIPTION		AMT		ISSUED			
20122410		REMODEL		4,100		11/30/2012			
20122392		REMODEL		8,000		11/29/2012			
20122245		ADDITION		40,710		11/02/2012			
20122158		FIRE SPRNK		153,291		10/18/2012			
20122158		NEW CONSTR		153,291		10/01/2012			
20090020		REPAIR/RRF		493,000		01/08/2009			
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0590/0274		2/07/1990		QC	U	I	07	100	
GRANTOR: OCEAN HGHWY & PORT									
GRANTEE: OCEAN HGHWY & PORT									
0590/0272		2/07/1990		QC	U	I	07	100	
GRANTOR: OCEAN HGWY & PORT									
GRANTEE: OCEAN HGWY & PORT									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1987;ORIG=0,0] W202 S6 S8 S14 S165 S192 E134 N81 N12 E20 S9 E24 N9 E20 S9 E4 N248 N53 \$									
BAS=[YR=1987;ORIG=-68,385] E44 N84 W24 S3 W20 S81 \$									
CLP=[YR=2013;ORIG=-213,193] S192 E11 N192 W11 \$									
AOF=[YR=1987;ORIG=-24,385] E20 N84 N9 W20 S9 S84 \$									
CLP=[YR=1987;ORIG=-213,28] S165 E11 N165 W11 \$									
AOF=[YR=1987;ORIG=-48,301] N9 W20 S12 E20 N3 \$									
ULP=[YR=1987;ORIG=-205,14] W8 S14 E11 N14 W3 \$									
UST=[YR=1987;ORIG=0,53] E8 N10 W8 S10 \$									
STR=[YR=1987;ORIG=-202,6] W3 S8 E3 N8 \$									
ND LUE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV
555,892									
Common: 1,055,892					PRINTED 07/09/2026 BY SYS				