ALL OF BLOCK 7
CITY OF FDNA BEACH

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

2026

00-00-31-1800-0007-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		27 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

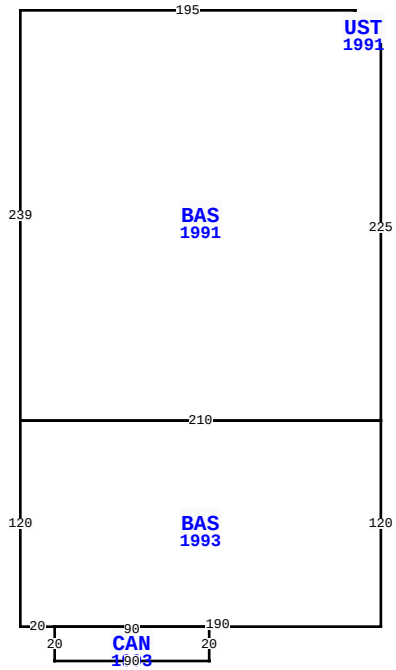
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	49,980	100	1991	49,980	1,780,612
BAS	25,200	100	1993	25,200	897,788
CAN	1,800	30	1993	540	19,238
UST	80	50	1991	40	1,425
TOTALS	77,060			75,760	2,699,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	75,760	119.0464	56.55	4,284,228	1991	1998	0	0	0	37.00	63.00

1 STOR WAREH 0% - 0 Heated Area: 75180 HX Base Yr



BLD DATE	09/10/2024	KWA	LGL DATE
XF DATE	09/10/2024	KWA	LAND DATE 05/04/2026 DC
INC DATE			AG DATE

315 N 2ND ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,699,064
TOTAL MARKET OB/XF VALUE	170,462
TOTAL LAND VALUE - MARKET	1,080,000
TOTAL MARKET VALUE	3,949,526
SOH/AGL Deduction	314,621
ASSESSED VALUE	3,634,905
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,634,905
TOTAL JUST VALUE	3,949,526
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,755,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDC-2024-0	Repairing storm d	33,980	03/06/2024
7451	ADDITION	381,710	12/08/1992
7446	DEMOLITION	12,000	12/03/1992
6138B	NEW CONSTR	328,000	08/23/1990
6097B	NEW CONSTR	10,000	07/31/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0671/0325	12/09/1992	WD	Q	V	06	100,000
GRANTOR: TAYLOR MAMIE						
GRANTEE: OCEAN HWY & PORT AU						
0670/1047	11/18/1992	WD	Q	V	06	100,000
GRANTOR: WILLIAMS CHATTIE M						
GRANTEE: OCEAN HWY & PORT AU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1991] W195 S239 BAS=[YR=1993] S120 E20 CAN=[YR=1993] S20 E90 N20 W90$ E190 N120 W210$ E210 N225 W5 UST=[YR=1991] N8 W10 S8 E10$ W10 N14$.

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
1	0812	CONCRETE C	0	0	0	0	10,603.00	SF	4.00	4.00	100	1988	1988	3	49.5	20,994	
2	0730	LOAD RAMP	0	0	22	13	286.00	LF	8.10	8.10	100	1990	1990	3	84	1,946	
3	0812	CONCRETE C	0	0	0	0	1,586.00	SF	4.00	4.00	100	1991	1991	3	57	3,616	
4	0423	CL FNC 5'	0	0	0	0	23.00	LF	6.85	6.85	100	1991	1991	3	26	41	
5	0966	FIRE SPRNK	0	0	0	0	49,980.00	SF	3.00	3.00	100	1991	1991	3	60	89,964	
6	0966	FIRE SPRNK	0	0	0	0	25,200.00	SF	3.00	3.00	100	1993	1993	3	62	46,872	
7	0978	SECURTY LT	0	0	0	0	6.00	UT	450.00	450.00	100	1991	1991	3	27	729	
8	0978	SECURTY LT	0	0	0	0	6.00	UT	450.00	450.00	100	1993	1993	3	29	783	
9	0972	ST LGHT UN	0	0	0	0	4.00	UT	1,265.00	1,265.00	100	1993	1993	3	29	1,467	
10	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	20	700	

TOTAL OB/XF 167,112

LAND DESCRIPTION

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	004800	C	WAREHOUSE	0		IW	0.00	0.00	90,000.00	SF		1.00	1.00	1.00	12.00	12.00	1,080,000							

REVIEW DATE 09/10/2024 BY KWA Total Acres: 2.07 Total Land Value: 1,080,000 Market: 0 Agricultural: 0 Common: 1,080,000 PRINTED 07/09/2026 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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11	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	20	700	
12	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1993	1993	3	28	84	
13	0462	ST/AL FNC	0	0	41	13	533.00	SF	10.00	10.00	100	1993	1993	3	20	1,066	
14	0090	AUTO DOOR	0	0	0	0	2.00	UT	2,500.00	2,500.00	100	1991	1991	3	20	1,000	
15	0090	AUTO DOOR	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	1993	1993	3	20	500	

LAND DESCRIPTION

TOTAL OB/XF 3,350

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

REVIEW DATE 09/10/2024 BY KWA Total Acres: 2.07 Total Land Value: 1,080,000 Market: 0 Agricultural: 0 Common: 1,080,000 PRINTED 07/09/2026 BY SYS