BLOCK 9 LOTS 6 & 7
IN OR 1030/1505
CITY OF FDNA BEACH

CASTILIAN PROPERTIES INC
120 NORTH 2ND STREET, SUITE A
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0009-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

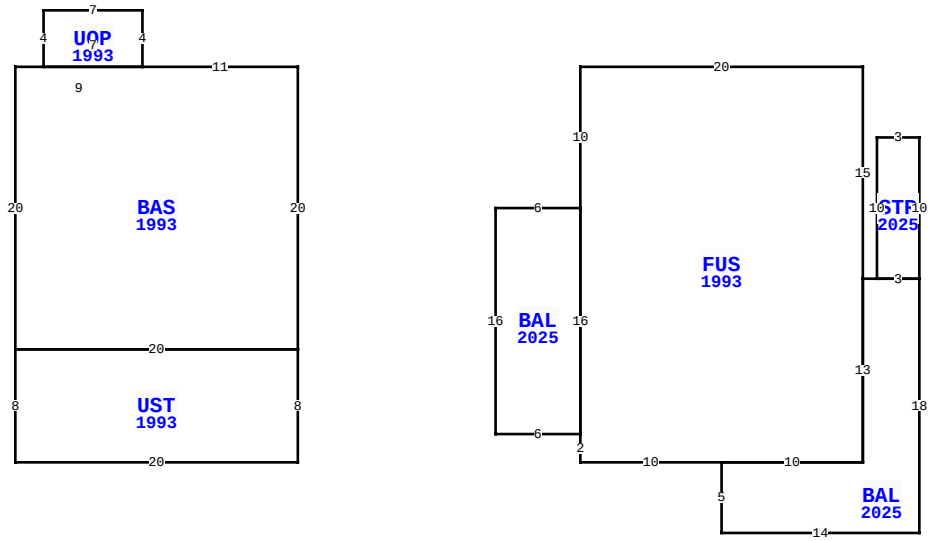
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	96	15	2025	14	1,308
BAL	122	15	2025	18	1,682
BAS	400	100	1993	400	37,373
FUS	560	100	1993	560	52,321
STR	30	10	2025	3	280
UOP	28	20	1993	6	561
UST	160	45	1993	72	6,727
TOTALS	1,396			1,073	100,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,073	109.1800	114.64	123,009	1900	1980	0	0	0	18.50	81.50

1 SINGLE FAM 0% - 0 Heated Area: 960 HX Base Yr



120 N 2ND ST, FERNANDINA BEACH

BLD DATE	11/08/2024	KWA	LGL DATE	
XF DATE	11/08/2024	KWA	LAND DATE	03/27/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	187,514
TOTAL MARKET OB/XF VALUE	6,393
TOTAL LAND VALUE - MARKET	312,500
TOTAL MARKET VALUE	506,407
SOH/AGL Deduction	173,072
ASSESSED VALUE	333,335
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,335
TOTAL JUST VALUE	506,407
NCON VALUE	0
INCOME VALUE	3664312
PREVIOUS YEAR MKT VALUE	502,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141339	COMMUNITY YOGA	450	06/20/2014
7578	REPAIR/RRF	900	03/16/1993
5673	REPAIR/RRF	2,950	11/01/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1030/1505	1/14/2002	WD	Q	I		205,000
GRANTOR: CALDWELL HAMILTON P I						
GRANTEE: CASTILIAN PROPERTIE						
0720/0842	12/20/1994	WD	Q	I		87,500
GRANTOR: MCLAUCHLAN JAY C						
GRANTEE: CALDWELL HAMITON P						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=1993;ORIG=20,0] E20 S15 S13 W10 W10 N2 N16 N10 $
BAS=[YR=1993;ORIG=0,0] W11 W9 S20 E20 N20 $
UST=[YR=1993;ORIG=-20,20] S8 E20 N8 W20 $
UOP=[YR=1993;ORIG=-11,0] N4 W7 S4 E7 $
BAL=[YR=2025;ORIG=20,10] W6 S16 E6 N16 $
BAL=[YR=2025;ORIG=40,15] E1 E3 S18 W14 N5 E10 N13 $
STR=[YR=2025;ORIG=44,15] W3 N10 E3 S10 $
.

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	0825	BRICK	0	0	0	0	743.00	SF	12.50	12.50	100	1970	1970	3	52	4,830	
2	0446	BOX FNC 6'	0	0	0	0	48.00	LF	30.00	30.00	100	2002	2002	3	20	288	
3	1076	TRELLIS A	0	0	20	10	200.00	SF	7.50	7.50	100	2002	2002	3	85	1,275	

LAND DESCRIPTION

TOTAL OB/XF 6,393

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	001200	C	STORE COMB	0	0006	C-3	50.00	125.00	6,250.00	SF		1.00	1.00	1.00	50.00	50.00	312,500							

REVIEW DATE 11/08/2024 BY KWA Total Acres: 0.00 Total Land Value: 312,500 Market: 0 Agricultural: 0 Common: 312,500 PRINTED 07/09/2026 BY SYS

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CITY OF FDNA BEACH

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FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0009-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

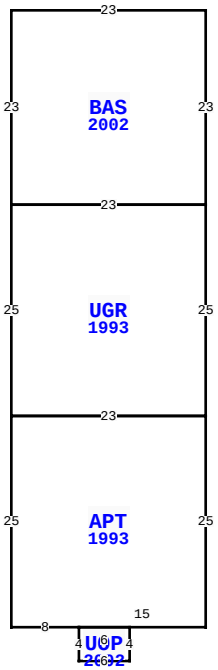
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	575	100	1993	575	37,472
BAS	529	100	2002	529	34,475
UGR	575	40	1993	230	14,989
UOP	24	20	2002	5	326
TOTALS	1,703			1,339	87,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,339	106.5015	158.95	212,834	1970	1985	0	0	0	59.00	41.00

2 OFFICE 0% - 0 Heated Area: 1104 HX Base Yr



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INCOME VALUE	3664312
PREVIOUS YEAR MKT VALUE	502,134

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0720/0842	12/20/1994	WD	Q	I		87,500
GRANTOR: MCLAUCHLAN JAY C						
GRANTEE: CALDWELL HAMITON P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W23 S23 UGR=[YR=1993] S25 APT=[YR=1993] S25 E8 UOP=[YR=2002] S4 E6 N4 W6$ E15 N25 W23$ E23 N25 W23$ E23 N23$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/08/2024 BY KWA Total Acres: 0.00 Total Land Value: 312,500 Market: 0 Agricultural: 0 Common: 312,500 PRINTED 07/09/2026 BY SYS