BLOCK 10 LOTS 6 THRU 8
CITY OF FDNA BEACH
ESMT IN OR 1709/326

ISLAND ART ASSOCIATION INC
P O BOX 17251
FERNANDINA BEACH, FL 32035

2026

00-00-31-1800-0010-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

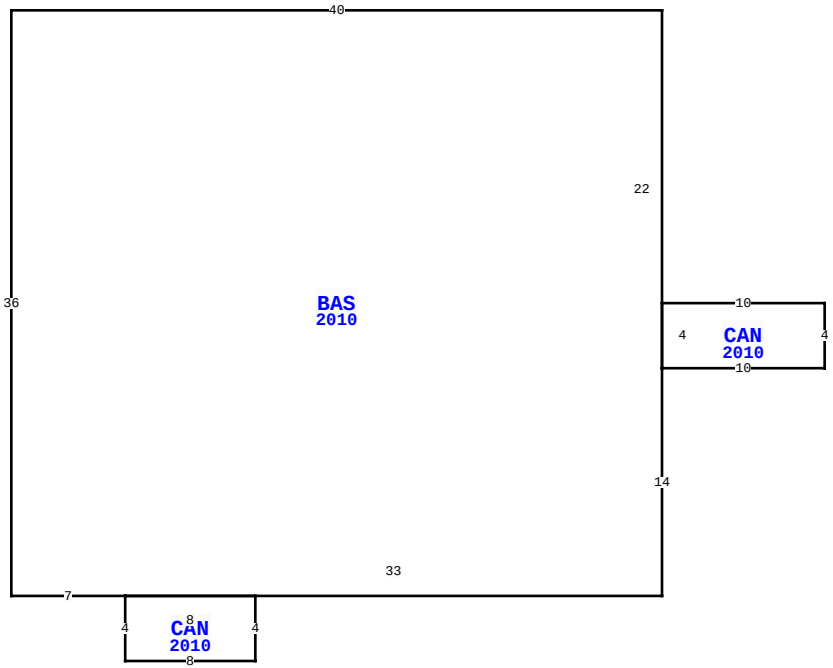
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		16 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	04	Quality Level 04
DOR CODE	7700	CLUBS/LODGES/HALLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	2010	1,440	190,943
CAN	32	30	2010	10	1,326
CAN	40	30	2010	12	1,591
TOTALS	1,512			1,462	193,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	1,462	125.8950	142.58	208,452	2010	2010	0	0	0	7.00	93.00

1 CLUB HOUSE 0% - 0 Heated Area: 1440 HX Base Yr



18 N 2ND ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		390,876
TOTAL MARKET OB/XF VALUE		16,715
TOTAL LAND VALUE - MARKET		656,250
TOTAL MARKET VALUE		1,063,841
SOH/AGL Deduction		107,316
ASSESSED VALUE		956,525
TOTAL EXEMPTION VALUE	10	956,525
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,063,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		610,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0993/1183	6/22/2001	WD	Q	I		380,000
GRANTOR: DEVRIES MARGARET A						
GRANTEE: ISLAND ART ASSOCIAT						
0686/1448	8/17/1993	WD	U	V	09	74,000
GRANTOR: COMFORT DALE ETAL						
GRANTEE: CARTER MARGARET A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W40 S36 E7 CAN=[YR=2010] S4 E8 N4 W8$ E33 N14
CAN=[YR=2010] E10 N4 W10 S4$ N22$.

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	0810	CONCRETE A	0	0	0	0	463.00	SF	6.50	6.50	100	2001	2001	3	77	2,317	
3	0855	CONC PAVER	0	0	0	0	1,088.00	SF	10.00	10.00	100	2010	2010	3	89	9,683	
4	0446	BOX FNC 6'	0	0	0	0	12.00	LF	20.00	20.00	100	2001	2001	3	20	48	
5	0462	ST/AL FNC	0	0	0	0	516.00	SF	10.00	10.00	100	2010	2010	3	52	2,683	
7	1126	CB/STC 8"	0	0	0	0	243.00	SF	8.00	8.00	100	2010	2010	3	89	1,730	
8	0851	PATIO STON	0	0	16	3	48.00	SF	0.75	0.75	100	2010	2010	3	89	32	
9	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	74	222	

LAND DESCRIPTION

TOTAL OB/XF 16,715

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	007700	C	CLUB	0		C-3	50.00	125.00	6,250.00	SF		1.00	1.00	1.00	70.00	70.00	437,500							
2	001100	C	STORE 1FLR	0	0003	C-3	25.00	125.00	3,125.00	SF		1.00	1.00	1.00	70.00	70.00	218,750							

REVIEW DATE 02/10/2026 BY KWA Total Acres: 0.00 Total Land Value: 656,250 Market: 0 Agricultural: 0 Common: 656,250 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	05	AVERAGE 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 80
Roof Cover	12	MODULAR MT 20
Interior Wall	06	CUST PANEL 90
Interior Wall	05	DRYWALL 10
Interior Floo	13	LVT/LAMNT 100
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	00	QWNER OCC 100
Occupancy		03

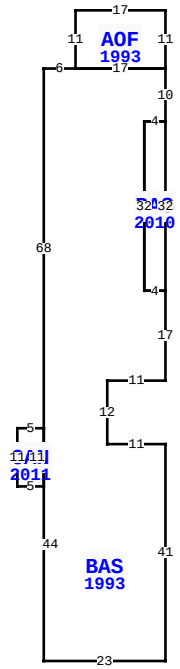
DOR CODE	7700	CLUBS/LODGES/HALLS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	187	100	1993	187	13,919
BAS	2,316	100	1993	2,316	172,380
BAS	128	100	2010	128	9,527
CAN	55	30	2011	16	1,191
TOTALS	2,686			2,647	197,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,647	100.5784	148.86	394,032	1946	1985	0	0	0	50.00	50.00

2 RETAILSTOR 0% - 0 Heated Area: 2631 HX Base Yr



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GRANTOR: COMFORT DALE ETAL						
GRANTEE: CARTER MARGARET A						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1993] W17 S11 BAS=[YR=1993] W6 S68 CAN=[YR=2011] W5 S11 E5 N11$ S44 E23 N41 W11 N12 E11 N17 BAS=[YR=2010] N32 W4 S32 E4$ W4 N32 E4 N10 W17$ E17 N11$.

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

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