BLOCK 14 LOTS 4 THRU 23
IN OR 258/586, OR 311/219,
OR 197/381 & OR 172/81

CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0014-0040

BUILDING CHARACTERISTICS

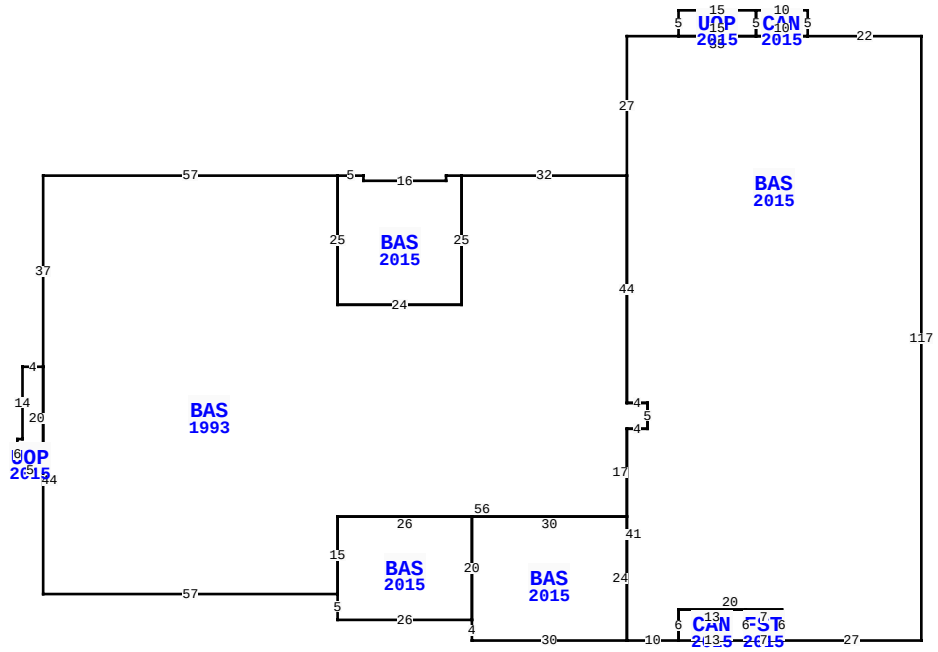
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		16 100
Frame	04	REIN CONC 100
Story Height		18 100
RMS		15 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8900	MUNICIPAL
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	7,733	100	1993	7,733	1,677,558
BAS	520	100	2015	520	112,806
BAS	584	100	2015	584	126,690
BAS	720	100	2015	720	156,193
BAS	6,529	100	2015	6,529	1,416,368
CAN	50	30	2015	15	3,254
CAN	78	30	2015	23	4,990
FST	42	50	2015	21	4,555
UOP	75	20	2015	15	3,254
UOP	86	20	2015	17	3,688
TOTALS	16,417			16,177	3,509,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	16,177	130.8047	238.39	3,856,435	1978	1997	0	0	0	9.00	91.00

1 GOVT BLDG 0% - 0 Heated Area: 16086 HX Base Yr



BLD DATE	10/18/2018 KK	LGL DATE	
XF DATE	10/18/2018 KK	LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

25 N 4TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		3,676,152
TOTAL MARKET OB/XF VALUE		126,678
TOTAL LAND VALUE - MARKET		3,493,750
TOTAL MARKET VALUE		7,296,580
SOH/AGL Deduction		1,673,737
ASSESSED VALUE		5,622,843
TOTAL EXEMPTION VALUE	04	5,622,843
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		7,296,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,816,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182990	RE-ROOF	32,717	08/28/2018
20142663	ADDITION/REMODEL	0	04/07/2015
20141948	FIRE SPRNK	16,456	09/08/2014
20141954	H/AC	70,000	09/08/2014
20141622	REPAIR/RRF	226,288	07/24/2014
20141489	FIRE SPRNK	29,669	07/08/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0258/0586	1/25/1978	WD	U	V		10,000
GRANTOR: ALLAN ANDREW S JR & S						
GRANTEE: CITY OF FERNANDINA						
0197/0381	6/19/1975	WD	U	I		22,500
GRANTOR: LEE JOSEPH SMILEY & F						
GRANTEE: CITY OF FERNANDINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W22 CAN=[YR=2015] N5 W10 UOP=[YR=2015] W15 S5 E15 N5$ S5 E10 $ W35 S27 BAS=[YR=1993] W32 BAS=[YR=2015] W3 S1 W16 N1 W5 S25 E24 N25$ S25 W24 N25 W57 S37 UOP=[YR=2015] W4 S14 W1 S6 E5 N20$ S44 E57 BAS=[YR=2015] S5 E26 BAS=[YR=2015] S4 E30 N24 W30 S20$ N20 W26 S15$ N15 E56 N17 E4 N5 W4 N44$ S44 E4 S5 W4 S41 E10 CAN=[YR=2015] E13 FST=[YR=2015] E7 N6 W7 S6$ N6 W13 S6$ N6 E20 S6 E27 N117$.

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	0803	ASPHALT C	0	0	0	0	24,918.00	SF	2.00	2.00	100	2001	2001	3	50	24,918	
2	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2001	2001	3	48	1,214	
3	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1980	1980	3	20	180	
4	0825	BRICK	0	0	0	0	210.00	SF	12.50	12.50	100	1980	1980	3	70.5	1,851	
5	0850	PEBBLE WLK	0	0	0	0	1,982.00	SF	3.50	3.50	100	1980	1980	3	29	2,012	
6	0400	CONC CURB	0	0	0	0	834.00	LF	15.00	15.00	100	1980	1980	3	42	5,254	
7	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	2000	2000	3	81	61	
8	0648	LIGHTS-AV	0	0	0	0	7.00	UT	140.00	140.00	100	1978	1978	3	20	196	
9	0646	LWN SPRK H	0	0	0	0	31.00	UT	2.00	2.00	100	2005	2005	3	85	53	
10	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00	450.00	100	2015	2015	3	85	1,913	

TOTAL OB/XF 37,652

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	008900	C	MUNICIPAL	0	0003	C-3	0.00	0.00	31,250.00	SF		1.00	1.00	1.00	65.00	65.00	2,031,250							
2	008900	C	MUNICIPAL	0		C-3	0.00	0.00	22,500.00	SF		1.00	1.00	1.00	65.00	65.00	1,462,500							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 3,493,750 Market: 0 Agricultural: 0 Common: 3,493,750 PRINTED 07/09/2026 BY SYS

BLOCK 14 LOTS 4 THRU 23
IN OR 258/586, OR 311/219,
OR 197/381 & OR 172/81

CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0014-0040

BUILDING CHARACTERISTICS

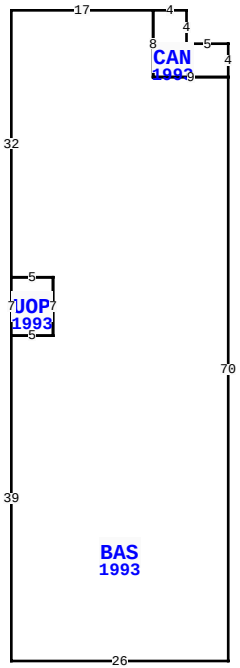
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8900	MUNICIPAL
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	1,921	100	1993	1,921	164,822
CAN	52	30	1993	16	1,373
UOP	35	20	1993	7	601
TOTALS	2,008			1,944	166,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	1,944	97.7550	110.71	215,220	1963	1980	0	0	0	22.50	77.50

2 CLUB HOUSE 0% - 0 Heated Area: 1921 HX Base Yr



25 N 4TH ST, FERNANDINA BEACH

BLD DATE	10/18/2018 KK	LGL DATE	
XF DATE	10/18/2018 KK	LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		3,676,152
TOTAL MARKET OB/XF VALUE		126,678
TOTAL LAND VALUE - MARKET		3,493,750
TOTAL MARKET VALUE		7,296,580
SOH/AGL Deduction		1,673,737
ASSESSED VALUE		5,622,843
TOTAL EXEMPTION VALUE	04	5,622,843
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		7,296,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,816,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140891	NEW CONSTR	31,000	05/05/2014
20140824	FIRE SPRNK	18,000	04/28/2014
20140469	ADDITION	196,300	03/10/2014
20140292	ADDITION	1,460,377	02/12/2014
20131500	H/AC	8,000	06/28/2013
20021176	REMODEL	2,000	07/11/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0258/0586	1/25/1978	WD	U	V		10,000
GRANTOR: ALLAN ANDREW S JR & S						
GRANTEE: CITY OF FERNANDINA						
0197/0381	6/19/1975	WD	U	I		22,500
GRANTOR: LEE JOSEPH SMILEY & F						
GRANTEE: CITY OF FERNANDINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 S32 UOP=[YR=1993] E5 S7 W5 N7 $ E5 S7 W5 S39 E26 N70 CAN=[YR=1993] N4 W5 N4 W4 S8 E9 $ W9 N8 $.

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
11	0802	ASPHALT B	0	0	79	9	711.00	SF	2.40	2.40	100	2015	2015	3	72	1,229	
12	0810	CONCRETE A	0	0	30	5	150.00	SF	6.50	6.50	100	2015	2015	3	94	917	
13	0400	CONC CURB	0	0	0	0	422.00	LF	15.00	15.00	100	2015	2015	3	96	6,077	
14	0810	CONCRETE A	0	0	6	5	30.00	SF	6.50	6.50	100	2015	2015	3	94	183	
15	0858	SCULP CONC	0	0	0	0	650.00	SF	13.00	13.00	100	2015	2015	3	98	8,281	
16	0858	SCULP CONC	0	0	0	0	955.00	SF	13.00	13.00	100	2015	2015	3	98	12,167	
17	0976	DECORATIVE	0	0	0	0	5.00	UT	125.00	125.00	100	2015	2015	3	85	531	
18	0966	FIRE SPRNK	0	0	0	0	16,086.00	SF	3.00	3.00	100	2015	2015	3	94	45,363	
19	0444	BOX FNC 4'	0	0	2	8	16.00	LF	6.50	6.50	100	1993	1993	3	20	21	
20	0962	SKYLIGHT	0	0	0	0	1.00	UT	250.00	250.00	100	2001	2001	3	77	193	

TOTAL OB/XF 74,962

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 3,493,750 Market: 0 Agricultural: 0 Common: 3,493,750 PRINTED 07/09/2026 BY SYS

BLOCK 14 LOTS 4 THRU 23
IN OR 258/586, OR 311/219,
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CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0014-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

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Tax Group: 2	Tax Dist:	
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TOTAL MARKET VALUE		7,296,580
SOH/AGL Deduction		1,673,737
ASSESSED VALUE		5,622,843
TOTAL EXEMPTION VALUE	04	5,622,843
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		7,296,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,816,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20020789	H/AC	27,000	05/08/2002
010999	REPAIR/RRF	1,000	05/11/2001
2003553	REMODEL	4,500	07/24/2000
991238	N/A	0	09/13/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0258/0586	1/25/1978	WD	U	V		10,000
GRANTOR: ALLAN ANDREW S JR & S						
GRANTEE: CITY OF FERNANDINA						
0197/0381	6/19/1975	WD	U	I		22,500
GRANTOR: LEE JOSEPH SMILEY & F						
GRANTEE: CITY OF FERNANDINA						

BLD DATE	10/18/2018	KK	LGL DATE	
XF DATE	10/18/2018	KK	LAND DATE	05/06/2026 MLU
INC DATE			AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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
21	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1963	1963	3	20	90	
22	0400	CONC CURB	0	0	0	0	343.00	LF	15.00	15.00	100	2001	2001	3	83	4,270	
23	0803	ASPHALT C	0	0	0	0	4,808.00	SF	2.00	2.00	100	2001	2001	3	50	4,808	
24	0858	SCULP CONC	0	0	81	5	405.00	SF	13.00	13.00	100	2001	2001	3	93	4,896	

LAND DESCRIPTION

TOTAL OB/XF 14,064

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 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 3,493,750 Market: 0 Agricultural: 0 Common: 3,493,750 PRINTED 07/09/2026 BY SYS