BLK 23 LOT 12
PT OR 279 PG 122
CITY OF FDNA BCH

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2026

00-00-31-1800-0023-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
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

N 5TH ST, FERNANDINA BEACH

BLD DATE	12/04/2018	KK	LGL DATE	05/06/2026 MLU
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		4,728
TOTAL LAND VALUE - MARKET		412,500
TOTAL MARKET VALUE		417,228
SOH/AGL Deduction		71,254
ASSESSED VALUE		345,974
TOTAL EXEMPTION VALUE	03	345,974
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		417,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

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
1	0803	ASPHALT C	0	0	0	0	4,395.00	SF	2.00	2.00	100	1980	1980	3	50	4,395	
2	0402	CONC BUMPE	0	0	0	0	14.00	UT	25.00	25.00	100	2014	2014	3	95	333	

LAND DESCRIPTION

TOTAL OB/XF 4,728

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	002800	C	PARKNG LOT	0		C-3	50.00	100.00	5,000.00	SF		1.00	1.00	0.75	110.00	82.50	412,500							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 412,500 Market: 0 Agricultural: 0 Common: 412,500 PRINTED 07/09/2026 BY SYS