BLOCK 25 LOT 1 OR 170/337
CITY OF FDNA BEACH

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

2026

00-00-31-1800-0025-0010

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

406 ASH ST, FERNANDINA BEACH

BLD DATE	01/07/2022	KK	LGL DATE	05/06/2026 DC
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		5,810
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		330,810
SOH/AGL Deduction		103,114
ASSESSED VALUE		227,696
TOTAL EXEMPTION VALUE	03	227,696
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		330,810
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,875

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	100	50	5,000.00	SF	2.00	2.00	100	1990	1990	3	50	5,000	
2	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	1990	1990	3	64	64	
3	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	2001	2001	3	48	746	

LAND DESCRIPTION

TOTAL OB/XF 5,810

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	1.00	65.00	65.00	325,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.11 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS