

BLOCK 29 E1/2 OF LOT 7 &
ALL OF LOTS 8 & 9
CITY OF FDNA BEACH

KEMP C TODD LIVING TRUST/KEMP C TODD TRUSTEE
511 ASH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0029-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

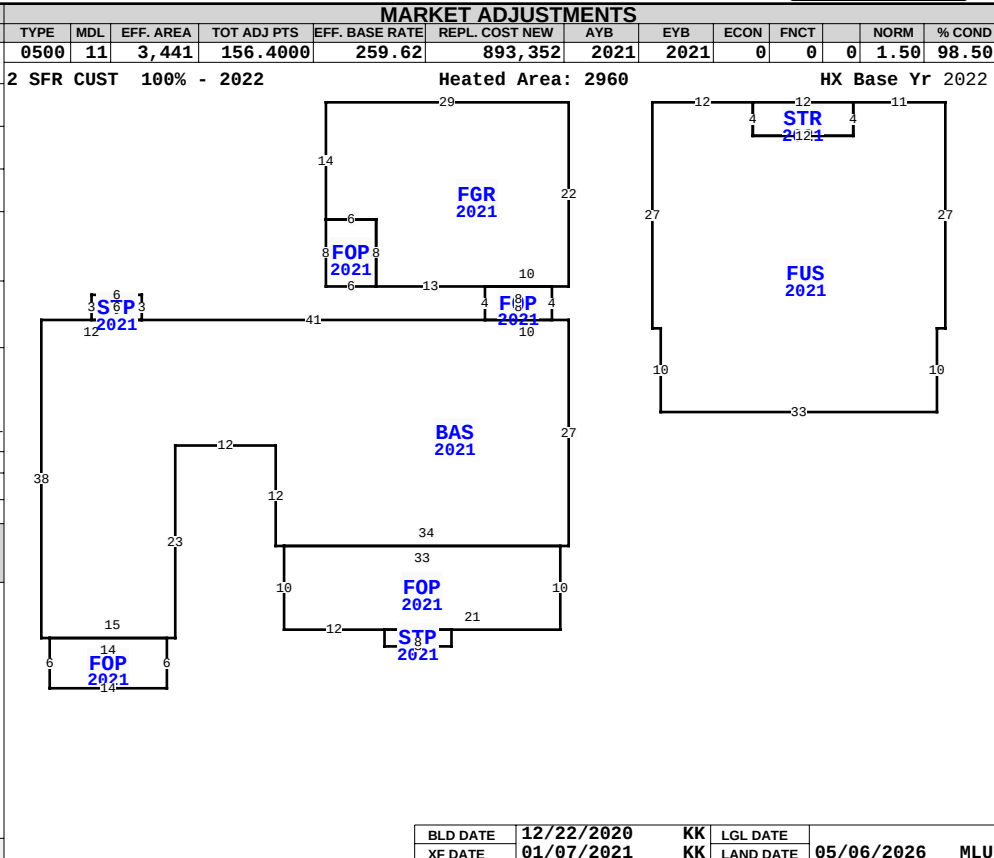
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,733	100	2021	1,733	443,172
FGR	590	55	2021	324	82,855
FOP	32	30	2021	10	2,557
FOP	48	30	2021	14	3,580
FOP	84	30	2021	25	6,394
FOP	330	30	2021	99	25,316
FUS	1,227	100	2021	1,227	313,776
STP	16	10	2021	2	511
STP	18	10	2021	2	511
STR	48	10	2021	5	1,279
TOTALS	4,126			3,441	879,952

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
5	0500	FP-PRE FAB	2	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	C-3	0.00	0.00	12,500.00

REVIEW DATE 01/01/2023 BY CD



511 ASH ST, FERNANDINA BEACH

BLD DATE	12/22/2020	KK	LGL DATE	
XF DATE	01/07/2021	KK	LAND DATE	05/06/2026
INC DATE			AG DATE	MLU

TOTAL OB/XF									
6,930									

Total Acres: 0.00 Total Land Value: 812,500 Market: 0 Agricultural: 0 Common: 812,500

NASSAU COUNTY PROPERTY				PAGE 1 of 2	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		928,071	
TOTAL MARKET OB/XF VALUE		TOTAL LAND VALUE - MARKET		812,500	
TOTAL MARKET VALUE		SOH/AGL Deduction		1,747,501	
TOTAL MARKET VALUE		ASSESSED VALUE		795,946	
TOTAL MARKET VALUE		TOTAL EXEMPTION VALUE		951,555	
TOTAL MARKET VALUE		HX HB		51,411	
TOTAL MARKET VALUE		BASE TAXABLE VALUE		900,144	
TOTAL MARKET VALUE		TOTAL JUST VALUE		1,747,501	
TOTAL MARKET VALUE		NCON VALUE		0	
TOTAL MARKET VALUE		INCOME VALUE		0	
TOTAL MARKET VALUE		PREVIOUS YEAR MKT VALUE		1,668,606	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222297	ACCESSORY CO		06/22/2023
20222297	NEW CONSTR	0	07/12/2022
20200924	CO ISSUED	0	11/22/2021
20200924	NEW CONSTR	0	02/09/2021
20200014	DEMOLITION	22,500	11/23/2020
20122047	H/AC	5,000	10/03/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2363/1479	5/27/2020	SW	Q	I	05	725,000	
GRANTOR: COASTAL NEWSPAPERS LL							
GRANTEE: KEMP C TODD LIV TRU							
0949/0300	9/14/2000	WD	U	I	09	308,000	
GRANTOR: NEW YORK TIMES SALES							
GRANTEE: COASTAL NEWSPAPERS							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2021] W29 S14 FOP=[YR=2021] S8 E6 N8 W6\$ E6 S8 E13 FOP=[YR=2021] S4 BAS=[YR=2021] W41 STP=[YR=2021] N3 W6 S3 E6\$ W12 S38 E1 FOP=[YR=2021] S6 E14 N6 W14\$ E15 N23 E12 S12 E1 FOP=[YR=2021] S10 E12 STP=[YR=2021] S2 E8 N2 W8\$ E21 N10 W33\$ E34 N27 W10\$ E8 N4 W8\$ E10 N22\$ PTR= E10 FUS=[YR=2021] E12 STR=[YR=2021] E12 S4 W12 N4\$ S4 E12 N4 E11 S27 W1 S10 W33N10 W1 N27 \$ W10\$.									

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