BLOCK 77 LOTS 5 6
IN OR 757 PG 1417
CITY OF FDNA BEACH

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

**2026**

**00-00-31-1800-0077-0050**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 8000 | VAC GOVERNMENTAL | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1001.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 0 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 1,986,875 |
| TOTAL MARKET VALUE | | 1,986,875 |
| SOH/AGL Deduction | | 1,985,838 |
| ASSESSED VALUE | | 1,037 |
| TOTAL EXEMPTION VALUE | 04 | 1,037 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 1,986,875 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,986,875 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0757/1417 | 4/23/1996 | QC | Q | V | 06 | 3,000 |
| GRANTOR: NASSAU HABITAT FOR HU | | | | | | |
| GRANTEE: CITY OF FERNANDINA | | | | | | |
| 0740/1749 | 10/05/1995 | WD | U | V | | 100 |
| GRANTOR: OCEAN HIGHWAY & PORT | | | | | | |
| GRANTEE: NASSAU HABITAT FOR | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/22/2025 MLU |
| INC DATE | | AG DATE | |

N 10TH ST, FERNANDINA BEACH

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

### LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | | CON | 200.00 | 100.00 | 550.00 | FF | | 1.00 | 1.00 | 0.85 | 4,250.00 | 3,612.50 | 1,986,875 | | | | | | | |

REVIEW DATE 05/22/2025 BY MLU Total Acres: 0.00 Total Land Value: 1,986,875 Market: 0 Agricultural: 0 Common: 1,986,875 PRINTED 07/09/2026 BY SYS