

BLOCK 137 LOTS 8 9
OR 101/199
CITY OF FDNA BEACH

FORT CLINCH LOCAL 415
P O BOX 15572
FERNANDINA BEACH, FL 32035

2026

00-00-31-1800-0137-0080



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	20	FACE BRICK 100	0303	04	1,435	95.7600	108.45	155,626	1981	1981	0	0	30.20	69.80	STANDARD										
Roof Structur	04	WOOD TRUSS 100	1 CLUB HOUSE 0% - 0													Heated Area: 1435									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floo	03	CONC FINSH 100																							
Ceiling	02	F.NOT SUS 100																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Fixtures		6 100																							
Frame	03	MASONRY 100																							
Story Height		10 100																							
RMS		7 100																							
Stories	1.	1. 100																							
Units		0 100																							
BUD8 Adjustme	02	DIST FB 100																							
Occupancy	00	OWNER OCC 100																							
Quality	03	Quality Level 03																							
DOR CODE	7700		CLUBS/LODGES/HALLS																						
MAP NUM			MKT AREA		01																				
NEIGHBORHOOD/LOC	1001.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																				
BAS	1,435	100	1993	1,435	108,627																				
TOTALS						1,435			1,435	108,627															
EXTRA FEATURES						429 S 6TH ST, FERNANDINA BEACH										BLD DATE 11/14/2017 KK LGL DATE 05/05/2026 MLU									
L N	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	0810	CONCRETE A	0	0	17	6	102.00	SF	6.50	6.50	100	1981	1981	3	30	199									
2	0812	CONCRETE C	0	0	38	32	1,216.00	SF	4.00	4.00	100	1981	1981	3	30	1,459									
3	0810	CONCRETE A	0	0	12	4	48.00	SF	6.50	6.50	100	1981	1981	3	30	94									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	007700	C	CLUB	0	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	0.70	5,000.00	3,500.00	350,000								
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS																									