

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

00-00-31-1800-0144-0010



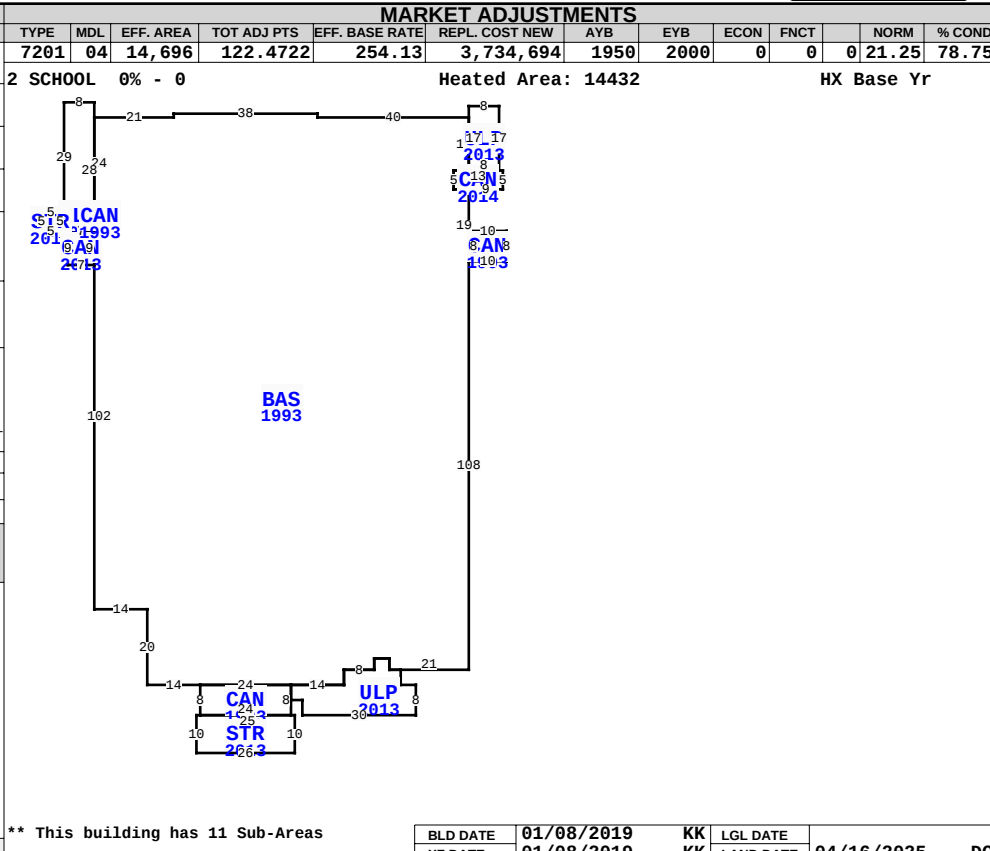
BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2												
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND											
Exterior Wall	19	COMMON BRK 100								7201	04	24,078	88.3500	183.33	4,414,220	1950	2000	0	0	0	21.25	78.75	STANDARD									
Roof Structure	04	WOOD TRUSS 100								Heated Area: 23437										HX Base Yr												
Roof Cover	04	BUILT-UP 100																		Tax Group: 2 Tax Dist:												
Interior Wall	05	DRYWALL 100																		BUILDING MARKET VALUE 6,417,270												
Interior Floor	09	PINE WOOD 100																		TOTAL MARKET OB/XF VALUE 142,028												
Ceiling	02	F.NOT SUS 100																		TOTAL LAND VALUE - MARKET 368,000												
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE 6,927,298												
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction 1,285,824												
Fixtures	24	100																		ASSESSED VALUE 5,641,474												
Frame	03	MASONRY 100																		TOTAL EXEMPTION VALUE 04 5,641,474												
Story Height	12	100																		BASE TAXABLE VALUE 0												
RMS	17	100																		TOTAL JUST VALUE 6,927,298												
Stories	2.	100																		NCON VALUE 0												
Units	0	100																		INCOME VALUE												
BUD8 Adjustme	02	DIST FB 100																		PREVIOUS YEAR MKT VALUE 6,608,777												
Occupancy	00	NONE 100																														



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	15	100
Frame	05	STEEL 100
Story Height	20	100
RMS	5	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8900	MUNICIPAL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.0400	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	14,432	100	1993	14,432	888,238
CAN	12	30	1993	4	801
CAN	80	30	1993	24	4,803
CAN	192	30	1993	58	11,608
CAN	63	30	2013	19	3,802
CAN	65	30	2014	20	4,003
STR	25	10	2013	2	400
STR	260	10	2013	26	5,203
ULP	136	15	2013	20	4,003
ULP	324	15	2013	49	9,806
TOTALS	15,866			14,692	941,072

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
11	0966	FIRE SPRNK
12	0810	CONCRETE A



BLD DATE	01/08/2019	KK	LGL DATE	
XF DATE	01/08/2019	KK	LAND DATE	04/16/2025
INC DATE			AG DATE	DC

LAND DESCRIPTION										TOTAL OB/XF										32,895	
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	L VA				

NASSAU COUNTY PROPERTY		PAGE 2 of 2		2
VALUATION SUMMARY		STANDARD		
VALUATION BY	Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			6,417,270	
TOTAL MARKET OB/XF VALUE			142,028	
TOTAL LAND VALUE - MARKET			368,000	
TOTAL MARKET VALUE			6,927,298	
SOH/AGL Deduction			1,285,824	
ASSESSED VALUE			5,641,474	
TOTAL EXEMPTION VALUE	04			5,641,474
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			6,927,298	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			6,608,777	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162359	MECH OTHER	67,000	08/26/2016
20160465	REPLACE 21 WINDOW	19,450	02/22/2016
20150147	REPAIR/RRF	25,096	01/23/2015
20142163	COFB FIRE DEPT AD	5,000	10/07/2014
20142164	COFB FIRE DEPT AD	500	10/07/2014
20140890	WINDOWS-26	19,600	05/05/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0566/0931	3/31/1989	WD	Q	I	03
GRANTOR: NASSAU SCHOOL BOARD					
GRANTEE: CITY OF FDNA BEACH					
0067/0272	4/28/1927	QC	Q	I	03
GRANTOR: FERNANDINA DOCK & REA					
GRANTEE: BOARD OF PUBLIC INS					

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W40 N1 W38 S1 W21 ULP=[YR=2014] N4W8S29W1STR=[YR=2013] W5S5 E5N5S5E2CAN=[YR=2013] S9E7N9W7\$E7N2 CAN=[YR=1993] E3N4W3S4\$N28\$ S24E3S4 W3S102 E14 S20E14CAN=[YR=1993] S8 STR=[YR=2013] W1S10E26N10W25\$E24N8 W24\$E24ULP=[YR=2013] S4E3S4E30N8W4N4 W3N3W4S3W8S4W14\$E14N4E8N3E4S3 E21N108CAN=[YR=1993] E10N8W10S8\$N19 CAN=[YR=2014] E9N5W13S5E4\$W4N5E4 ULP=[YR=2013] E8N17W8S17\$N14\$.	