BLOCK 217 LOTS 6 & 7
CITY OF FDNA BEACH

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

2026

00-00-31-1800-0217-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8900	MUNICIPAL	
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

N 12TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		23,700
TOTAL MARKET VALUE		23,700
SOH/AGL Deduction		0
ASSESSED VALUE		23,700
TOTAL EXEMPTION VALUE	04	23,700
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		23,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		23,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2318/0638	11/07/2019	WD	U	V	18	25,000
GRANTOR: GARRETT FLOYD						
GRANTEE: CITY OF FERNANDINA						
0336/0720	5/14/1981	WD	U	V		100
GRANTOR: JOHNSON ROBERT W						
GRANTEE: LEE JOSEPH S						

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	0.00	0.00	1.58	AC		1.00	1.00	0.30	50,000.00	15,000.00	23,700							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 1.58 Total Land Value: 23,700 Market: 0 Agricultural: 0 Common: 23,700 PRINTED 07/09/2026 BY SYS