

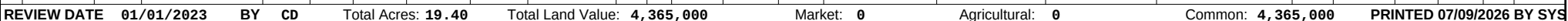
CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

00-00-31-1800-0217-00CP

[illegible]

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

00-00-31-1800-0217-00CP



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

00-00-31-1800-0217-00CP

[illegible]

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

00-00-31-1800-0217-00CP

[illegible]

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

00-00-31-1800-0217-00CP



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 5 of 8															
ELEMENT	CD	17	CB	STUCCO	80	0303	04	1,696	88.2630	99.96	169,532	1998	1998	0	0	13.50	86.50	STANDARD																	
Exterior Wall	16	WD	FR	STUC	20	5 CLUB HOUSE 0% - 0										Heated Area: 1681										HX Base Yr									
Roof Structur	04	WOOD	TRUSS	100																															
Roof Cover	03	COMP	SHNGL	100																															
Interior Wall	05	DRYWALL	100																																
Interior Floo	03	CONC	FINSH	80																															
Interior Floo	14	CARPET	20																																
Ceiling	02	F.NOT	SUS	100																															
Air Condition	03	CENTRAL	100																																
Heating Type	04	AIR DUCTED	100																																
Fixtures	7	100																																	
Frame	03	MASONRY	100																																
Story Height	8	100																																	
RMS	4	100																																	
Stories	2.	2.	100																																
Units	0	100																																	
Occupancy	00	NONE	100																																
Quality	03	Quality Level	03																																
DOR CODE	8900	MUNICIPAL																																	
MAP NUM		MKT AREA	01																																
NEIGHBORHOOD/LOC	1010.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,551	100	1998	1,551	134,108																														
FOP	49	30	1998	15	1,297																														
FUS	130	100	1998	130	11,241																														
TOTALS	1,730			1,696	146,645																														
EXTRA FEATURES					1200 ATLANTIC AV, FERNANDINA BEACH										BLD DATE 07/10/2025 KW					LGL DATE 05/06/2026 DC															
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																		
41	0810	CONCRETE A	0	0	0	0	255.00	SF	6.50	6.50	100	1980	1980	3	29	481																			
42	0810	CONCRETE A	0	0	8	10	80.00	SF	6.50	6.50	100	1980	1980	3	29	151																			
43	0681	POLE SHED	0	0	22	5	110.00	SF	15.00	15.00	100	1980	1980	3	20	330																			
44	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	1980	1980	3	20	622																			
45	0810	CONCRETE A	0	0	41	5	205.00	SF	6.50	6.50	100	1980	1980	3	29	386																			
46	1242	WD DECK A	0	0	16	5	80.00	SF	10.00	10.00	100	1980	1980	3	20	160																			
47	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1980	1980	3	20	311																			
48	0825	BRICK	0	0	11	4	44.00	SF	12.50	12.50	100	1995	1995	3	89	490																			
49	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	1995	1995	3	74	74																			
50	0810	CONCRETE A	0	0	0	0	226.00	SF	6.50	6.50	100	2000	2000	3	75	1,102																			
LAND DESCRIPTION					TOTAL OB/XF										4,107																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											

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

00-00-31-1800-0217-00CP

[illegible]

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

00-00-31-1800-0217-00CP

[illegible]

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

00-00-31-1800-0217-00CP

[illegible]