BLOCK 230 LOT C OF 1 (EX S-1)
CITY OF FDNA BEACH

FERNANDINA BEACH REALTY INC
2057 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0230-01C0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

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

VERNON 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	83,750
TOTAL MARKET VALUE	83,750
SOH/AGL Deduction	62,933
ASSESSED VALUE	20,817
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,817
TOTAL JUST VALUE	83,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6961	REMODEL	3,000	03/19/1992
4012	N/A	1,000	12/03/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2686/1970	12/22/2023	QC	U	V	11	100
GRANTOR: ERA FERNANDINA BEACH						
GRANTEE: FERNANDINA BEACH RE						
0939/0089	7/05/2000	WD	Q	V	06	4,000
GRANTOR: POTEAT PATRICIA B & J						
GRANTEE: ERA FERNANDINA BEAC						

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	001000	C	COMMERCIAL	0	0006	MU-1	67.00	100.00	6,700.00	SF		1.00	1.00	1.00	12.50	12.50	83,750							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.15 Total Land Value: 83,750 Market: 0 Agricultural: 0 Common: 83,750 PRINTED 07/09/2026 BY SYS