BLK 231 PT TRACTS B & C OF
LOT 3, LOTS 4,5 & ABANDONED
R/W LYING E THEREOF & LOTS 6,7

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

2026

00-00-31-1800-0231-03B0

BUILDING CHARACTERISTICS

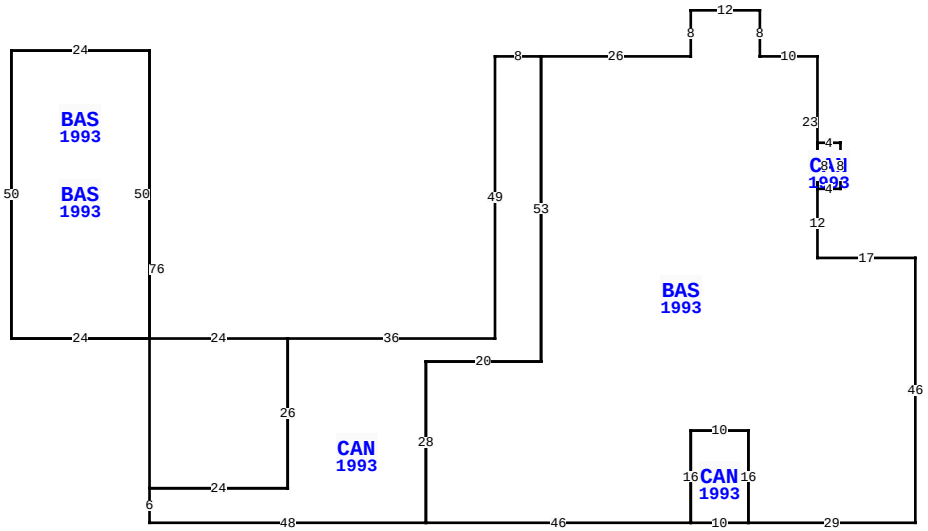
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	05	ASPH TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		16 100
Frame	03	MASONRY 100
Story Height		12 100
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	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	1993	576	38,405
BAS	1,200	100	1993	1,200	80,010
BAS	5,166	100	1993	5,166	344,443
CAN	32	30	1993	10	667
CAN	160	30	1993	48	3,200
CAN	1,384	30	1993	415	27,671
TOTALS	8,518			7,415	494,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	7,415	78.5000	88.90	659,194	1955	1985	0	0	0	25.00	75.00

1 CLUB HOUSE 0% - 0 Heated Area: 6942 HX Base Yr



BLD DATE	02/26/2025 KWA	LGL DATE	
XF DATE	02/26/2025 KWA	LAND DATE	03/28/2025 DC
INC DATE		AG DATE	

1200 ELM ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 7 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		600,977
TOTAL MARKET OB/XF VALUE		298,412
TOTAL LAND VALUE - MARKET		549,900
TOTAL MARKET VALUE		1,449,289
SOH/AGL Deduction		424,220
ASSESSED VALUE		1,025,069
TOTAL EXEMPTION VALUE	04	1,025,069
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,449,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,368,619

ELM STREET RECREATION CENTER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDC-2024-0	POOL RESURFACING	77,035	10/22/2024
02792021	XFOB-FENCE	1,500	06/17/2021
20210199	XFOB	1,500	06/17/2021
20200078	XFOB	0	09/04/2020
20200077	XFOB	2,000	08/11/2020
20200047	XFOB	3,724	05/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 N12 CAN=[YR=1993] E4 N8 W4 S8$ N23 W10 N8 W12 S8 W26 CAN=[YR=1993] W8 S49 W36 BAS=[YR=1993] W24 BAS=[YR=1993] N50 W24 S50 E24$ W24 N50 E24 S76 E24 N26$ S26 W24 S6 E48 N28 E20 N53$ S53 W20 S28 E46 CAN=[YR=1993] E10 N16 W10 S16$ N16 E10 S16 E29 N46$.

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
1	0865	POOL SF	0	0	0	0	1,704.00	SF	80.00	80.00	100	1990	1990		65	88,608	
2	0812	CONCRETE C	0	0	0	0	1,172.00	SF	4.00	4.00	100	1980	1980	3	29	1,360	
3	0400	CONC CURB	0	0	0	0	116.00	LF	15.00	15.00	100	1980	1980	3	42	731	
4	0803	ASPHALT C	0	0	0	0	18,085.00	SF	2.00	2.00	100	1980	1980	3	50	18,085	
5	0505	FLAGPOLE A	0	0	0	0	20.00	LF	50.00	50.00	100	2005	2005	3	21	210	
6	0810	CONCRETE A	0	0	30	4	120.00	SF	6.50	6.50	100	2010	2010	3	89	694	
7	0810	CONCRETE A	0	0	40	8	320.00	SF	6.50	6.50	100	2010	2010	3	89	1,851	
8	0812	CONCRETE C	0	0	94	50	4,700.00	SF	4.00	4.00	100	1990	1990	3	54.5	10,246	
9	0810	CONCRETE A	0	0	0	0	260.00	SF	6.50	6.50	100	1990	1990	3	54.5	921	
10	0845	KOOL DECK	0	0	0	0	2,808.00	SF	7.25	7.25	100	2006	2006	3	84	17,101	

TOTAL OB/XF 139,807

LAND DESCRIPTION

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		REC	400.00	460.00	4.23	AC		1.00	1.00	0.65	200,000.00	130,000.00	549,900							

REVIEW DATE 02/26/2025 BY KWA Total Acres: 4.23 Total Land Value: 549,900 Market: 0 Agricultural: 0 Common: 549,900 PRINTED 07/09/2026 BY SYS

BLK 231 PT TRACTS B & C OF
LOT 3, LOTS 4,5 & ABANDONED
R/W LYING E THEREOF & LOTS 6,7

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

2026

00-00-31-1800-0231-03B0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		2 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

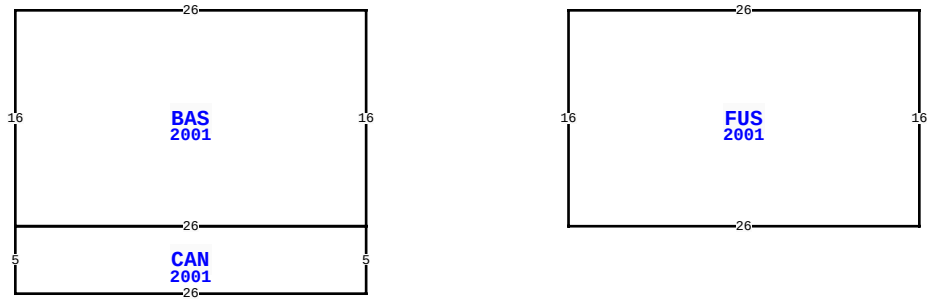
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	416	100	2001	416	28,578
CAN	130	30	2001	39	2,679
FUS	416	100	2001	416	28,578
TOTALS	962			871	59,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	871	68.8432	77.96	67,903	2001	2001	0	0	0	11.88	88.12

2 CLUB HOUSE 0% - 0 Heated Area: 832 HX Base Yr



BLD DATE	02/26/2025	KWA
XF DATE	02/26/2025	KWA
INC DATE		
LGL DATE		
LAND DATE	03/28/2025	DC
AG DATE		

1200 ELM ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		600,977
TOTAL MARKET OB/XF VALUE		298,412
TOTAL LAND VALUE - MARKET		549,900
TOTAL MARKET VALUE		1,449,289
SOH/AGL Deduction		424,220
ASSESSED VALUE		1,025,069
TOTAL EXEMPTION VALUE	04	1,025,069
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,449,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,368,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190041	ROOF	4,000	11/26/2019
20190022	XFOB-SHADE STRUCT	0	03/28/2019
20190012	XFOB-AWNING	4,200	01/31/2019
20181769	XFOB-SHADE STRUCT	3,689	05/24/2018
20180953	OTHER-FIRE ALARM	11,900	03/21/2018
20142242	ADDITION	22,000	10/16/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W26 S16 CAN=[YR=2001] S5 E26 N5 W26$ E26 N16$ PTR= E15 FUS=[YR=2001] E26 S16 W26 N16$ W15$.

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
11	0097	AWNING CN	0	0	0	0	40.00	SF	65.00	65.00	100	2013	2013	3	64	1,664	
12	0865	POOL SF	0	0	0	0	864.00	SF	80.00	80.00	100	2006	2006		65	44,928	
13	0845	KOOL DECK	0	0	0	0	2,674.00	SF	7.25	7.25	100	2006	2006	3	84	16,285	
14	0462	ST/AL FNC	0	0	24	6	144.00	SF	10.00	10.00	100	2000	2000	3	26	374	
15	0978	SECURTY LT	0	0	0	0	10.00	UT	450.00	450.00	100	2000	2000	3	45	2,025	
16	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	2000	2000	3	45	1,400	
17	0424	CL FNC 6'	0	0	0	0	16.00	LF	20.00	20.00	100	2000	2000	3	45	144	
18	2520	FIELD LGHT	0	0	0	0	2.00	UT	22,500.00	22,500.00	100	2000	2000	3	20	9,000	
19	0424	CL FNC 6'	0	0	0	0	304.00	LF	20.00	20.00	100	2000	2000	3	45	2,736	
20	0424	CL FNC 6'	0	0	0	0	240.00	LF	20.00	20.00	100	2005	2005	3	61	2,928	

TOTAL OB/XF 81,484

LAND DESCRIPTION

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

REVIEW DATE 02/26/2025 BY KWA Total Acres: 4.23 Total Land Value: 549,900 Market: 0 Agricultural: 0 Common: 549,900 PRINTED 07/09/2026 BY SYS

BLK 231 PT TRACTS B & C OF
LOT 3, LOTS 4,5 & ABANDONED
R/W LYING E THEREOF & LOTS 6,7

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

2026

00-00-31-1800-0231-03B0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

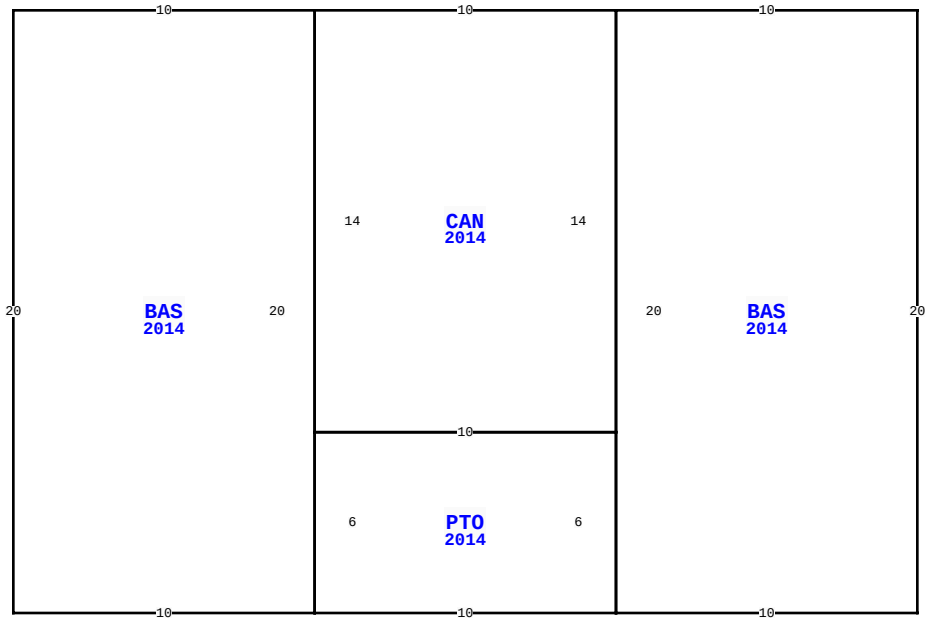
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100	2014	200	21,009
BAS	200	100	2014	200	21,009
CAN	140	30	2014	42	4,412
PTO	60	5	2014	3	315
TOTALS	600			445	46,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	445	68.0400	121.79	54,197	2014	2014	0	0	0	13.75	86.25

3 RSTRM BLDG 0% - 0 Heated Area: 400 HX Base Yr



1200 ELM ST, FERNANDINA BEACH

BLD DATE	02/26/2025	KWA	LGL DATE	
XF DATE	02/26/2025	KWA	LAND DATE	03/28/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		600,977
TOTAL MARKET OB/XF VALUE		298,412
TOTAL LAND VALUE - MARKET		549,900
TOTAL MARKET VALUE		1,449,289
SOH/AGL Deduction		424,220
ASSESSED VALUE		1,025,069
TOTAL EXEMPTION VALUE	04	1,025,069
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,449,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,368,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142198	REPAIR/RRF	2,000	10/09/2014
20142154	NEW CONSTR	145,000	10/06/2014
20130478	XFOB	3,000	03/08/2013
20090384	ELEC OTHER	1,200	03/26/2009
20090368	REPAIR/RRF	29,700	03/20/2009
20090104	ELEC OTHER	12,200	01/26/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W10 CAN=[YR=2014] W10 BAS=[YR=2014] W10 S20 E10 PTO=[YR=2014] E10 N6 W10 S6$ N20$ S14 E10 N14$ S20 E10 N20$.

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
21	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	61	366	
22	0465	FNC GT 15'	0	0	0	0	1.00	UT	562.50	562.50	100	2005	2005	3	61	343	
23	0424	CL FNC 6'	0	0	0	0	264.00	LF	20.00	20.00	100	2005	2005	3	61	3,221	
24	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	61	183	
25	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	2013	2013	3	81	2,519	
26	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2013	2013	3	81	810	
27	0810	CONCRETE A	0	0	17	17	289.00	SF	6.50	6.50	100	2013	2013	3	92	1,728	
28	0097	AWNING CN	0	0	0	0	15.00	SF	65.00	65.00	100	2013	2013	3	64	624	
29	0350	CARPORT WD	0	0	38	14	532.00	SF	13.00	13.00	100	2001	2001	3	20	1,383	
30	0350	CARPORT WD	0	0	60	30	1,800.00	SF	13.00	13.00	100	2001	2001	3	20	4,680	

TOTAL OB/XF 15,857

LAND DESCRIPTION

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

REVIEW DATE 02/26/2025 BY KWA Total Acres: 4.23 Total Land Value: 549,900 Market: 0 Agricultural: 0 Common: 549,900 PRINTED 07/09/2026 BY SYS

BLK 231 PT TRACTS B & C OF
LOT 3, LOTS 4,5 & ABANDONED
R/W LYING E THEREOF & LOTS 6,7

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

2026

00-00-31-1800-0231-03B0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

NASSAU COUNTY PROPERTY

PAGE 4 of 7 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		600,977
TOTAL MARKET OB/XF VALUE		298,412
TOTAL LAND VALUE - MARKET		549,900
TOTAL MARKET VALUE		1,449,289
SOH/AGL Deduction		424,220
ASSESSED VALUE		1,025,069
TOTAL EXEMPTION VALUE	04	1,025,069
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,449,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,368,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081651	REPAIR/RRF	38,860	11/04/2008
20070547	REMODEL	0	04/05/2007
20061352	REMODEL	500	06/15/2006
20061261	ELEC OTHER	0	06/05/2006
20060669	ELEC OTHER	1,500	04/01/2006
20060603	SWIM POOL	0	03/23/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BLD DATE	02/26/2025	KWA	LGL DATE	
XF DATE	02/26/2025	KWA	LAND DATE	03/28/2025 DC
INC DATE			AG DATE	

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
31	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2001	2001	3	48	216	
32	2520	FIELD LGHT	0	0	0	0	4.00	UT	22,500.00	22,500.00	100	2000	2000	3	20	18,000	
33	0812	CONCRETE C	0	0	0	0	2,521.00	SF	4.00	4.00	100	2000	2000	3	75	7,563	
34	0811	CONCRETE B	0	0	0	0	767.00	SF	5.20	5.20	100	2013	2013	3	92	3,669	
35	0940	SHEDS/PORT	0	0	20	8	160.00	SF	30.00	30.00	100	2000	2000	3	20	960	
36	0940	SHEDS/PORT	0	0	20	8	160.00	SF	30.00	30.00	100	2000	2000	3	20	960	
37	0423	CL FNC 5'	0	0	0	0	100.00	LF	6.85	6.85	100	2000	2000	3	45	308	
38	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	45	135	
39	0423	CL FNC 5'	0	0	0	0	100.00	LF	6.85	6.85	100	2000	2000	3	45	308	
40	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	45	135	

TOTAL OB/XF 32,254

LAND DESCRIPTION

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

REVIEW DATE 02/26/2025 BY KWA Total Acres: 4.23 Total Land Value: 549,900 Market: 0 Agricultural: 0 Common: 549,900 PRINTED 07/09/2026 BY SYS

BLK 231 PT TRACTS B & C OF
LOT 3, LOTS 4,5 & ABANDONED
R/W LYING E THEREOF & LOTS 6,7

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

2026

00-00-31-1800-0231-03B0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		600,977
TOTAL MARKET OB/XF VALUE		298,412
TOTAL LAND VALUE - MARKET		549,900
TOTAL MARKET VALUE		1,449,289
SOH/AGL Deduction		424,220
ASSESSED VALUE		1,025,069
TOTAL EXEMPTION VALUE	04	1,025,069
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,449,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,368,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060431	DEMOLITION	0	03/02/2006
20052947	DEMOLITION	0	11/01/2005
20052897	H/AC	5,000	10/21/2005
20052707	ELEC OTHER	1,000	09/22/2005
20052563	H/AC	0	08/30/2005
20052273	OTHER	0	07/21/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BLD DATE	02/26/2025	KWA	LGL DATE	
XF DATE	02/26/2025	KWA	LAND DATE	03/28/2025 DC
INC DATE			AG DATE	

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
41	0427	CL FNC 10'	0	0	0	0	84.00	LF	13.51	13.51	100	2000	2000	3	45	511	
42	0427	CL FNC 10'	0	0	0	0	84.00	LF	13.51	13.51	100	2000	2000	3	45	511	
43	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	100	2000	2000	3	75	1,950	
44	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	100	2000	2000	3	75	1,950	
45	0810	CONCRETE A	0	0	18	17	306.00	SF	6.50	6.50	100	2000	2000	3	75	1,492	
46	0424	CL FNC 6'	0	0	0	0	623.00	LF	20.00	20.00	100	1990	1990	3	25	3,115	
47	0463	FENCE GATE	0	0	0	0	5.00	UT	300.00	300.00	100	1990	1990	3	25	375	
48	0424	CL FNC 6'	0	0	0	0	370.00	LF	20.00	20.00	100	1990	1990	3	25	1,850	
49	0463	FENCE GATE	0	0	0	0	5.00	UT	300.00	300.00	100	1990	1990	3	25	375	
50	0810	CONCRETE A	0	0	16	6	96.00	SF	6.50	6.50	100	1990	1990	3	54.5	340	

TOTAL OB/XF 12,469

LAND DESCRIPTION

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

REVIEW DATE 02/26/2025 BY KWA Total Acres: 4.23 Total Land Value: 549,900 Market: 0 Agricultural: 0 Common: 549,900 PRINTED 07/09/2026 BY SYS

BLK 231 PT TRACTS B & C OF
LOT 3, LOTS 4,5 & ABANDONED
R/W LYING E THEREOF & LOTS 6,7

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

2026

00-00-31-1800-0231-03B0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		600,977
TOTAL MARKET OB/XF VALUE		298,412
TOTAL LAND VALUE - MARKET		549,900
TOTAL MARKET VALUE		1,449,289
SOH/AGL Deduction		424,220
ASSESSED VALUE		1,025,069
TOTAL EXEMPTION VALUE	04	1,025,069
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,449,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,368,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052240	ADDITION	0	07/15/2005
20032349	H/AC	0	01/14/2003
20012306	REMODEL	1,400	10/22/2001
20012316	REMODEL	3,000	10/22/2001
20012172	ADDITION	27,000	10/03/2001
20010523	XFOB	15,000	03/23/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BLD DATE	02/26/2025	KWA	LGL DATE	
XF DATE	02/26/2025	KWA	LAND DATE	03/28/2025 DC
INC DATE			AG DATE	

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
51	0427	CL FNC 10'	0	0	0	0	70.00	LF	13.51	13.51	100	1990	1990	3	25	236	
52	0427	CL FNC 10'	0	0	0	0	70.00	LF	13.51	13.51	100	1990	1990	3	25	236	
53	0422	CL FNC 4'	0	0	0	0	75.00	LF	15.00	15.00	100	1990	1990	3	25	281	
54	0097	AWNING CN	0	0	0	0	48.00	SF	65.00	65.00	100	2018	2018	3	81	2,527	
55	0097	AWNING CN	0	0	0	0	18.00	SF	65.00	65.00	100	2018	2018	3	81	948	
56	0097	AWNING CN	0	0	0	0	32.00	SF	65.00	65.00	100	2019	2019	3	84	1,747	
57	0097	AWNING CN	0	0	0	0	22.00	SF	65.00	65.00	100	2019	2019	3	84	1,201	
58	0097	AWNING CN	0	0	0	0	22.00	SF	65.00	65.00	100	2019	2019	3	84	1,201	
59	0097	AWNING CN	0	0	0	0	25.00	SF	65.00	65.00	100	2020	2020	3	87	1,414	
60	0811	CONCRETE B	0	0	28	19	532.00	SF	5.20	5.20	100	2020	2020	3	97	2,683	

TOTAL OB/XF 12,474

LAND DESCRIPTION

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TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE	02/26/2025	KWA	LGL DATE
XF DATE	02/26/2025	KWA	LAND DATE 03/28/2025 DC
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NASSAU COUNTY PROPERTY

PAGE 7 of 7 2

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,368,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
03820	REPAIR/RRF	12,500	08/25/2000
990393	REPAIR/RRF	22,500	05/11/1999
990172	REMODEL	17,800	01/01/1999
6389	REMODEL	33,200	02/26/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

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
61	0810	CONCRETE A	0	0	22	20	440.00	SF	6.50	6.50	100	2020	2020	3	97	2,774	
62	0810	CONCRETE A	0	0	0	0	205.00	SF	6.50	6.50	100	2020	2020	3	97	1,293	

LAND DESCRIPTION

TOTAL OB/XF 4,067

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

REVIEW DATE 02/26/2025 BY KWA Total Acres: 4.23 Total Land Value: 549,900 Market: 0 Agricultural: 0 Common: 549,900 PRINTED 07/09/2026 BY SYS