BLOCK 242 LOT 9 &
W1/2 OF SUB G & H OF LOT 10
IN OR 722 PG 793

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

2026

00-00-31-1800-0242-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		16 100
Frame	04	REIN CONC 100
Story Height		12 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

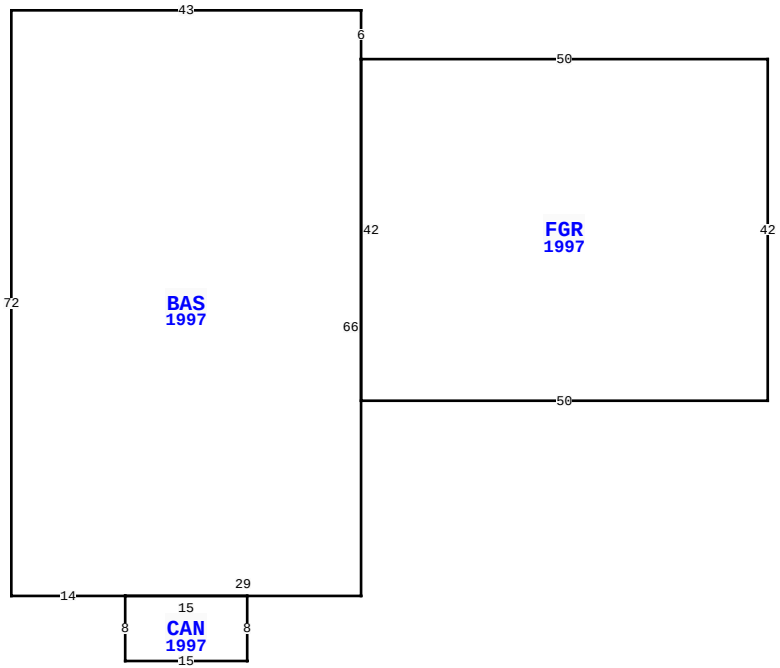
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,096	100	1997	3,096	699,052
CAN	120	30	1997	36	8,129
FGR	2,100	60	1997	1,260	284,498
TOTALS	5,316			4,392	991,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	4,392	137.6595	250.88	1,101,865	1996	1996	0	0	0	10.00	90.00

1 GOVT BLDG 0% - 0 Heated Area: 3096 HX Base Yr



BLD DATE	07/07/2025	KWA	LGL DATE
XF DATE	07/07/2025	KWA	LAND DATE
INC DATE			AG DATE

225 S 14TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,041,934
TOTAL MARKET OB/XF VALUE		46,867
TOTAL LAND VALUE - MARKET		394,740
TOTAL MARKET VALUE		1,483,541
SOH/AGL Deduction		417,981
ASSESSED VALUE		1,065,560
TOTAL EXEMPTION VALUE	04	1,065,560
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,483,541
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,435,078

FIRE STATION #1 - CITY OF FERNANDINA BEACH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
DEMC-2025-0	KITCHEN DEMO	500	04/08/2025
20200045	XFOB-RETAINING WA	1,000	05/20/2020
20172310	REMODEL	8,000	07/28/2017
20171847	REMODEL	1,000	06/15/2017
20150156	H/AC	2,800	01/26/2015
20141495	GAS	200	07/09/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0722/0793	1/20/1995	WD	Q	I		104,000
GRANTOR: AMELIA ISLAND FOODS I						
GRANTEE: CITY OF FDNA BEACH						
0566/0867	3/30/1989	WD	U	I	09	260,000
GRANTOR: MASHBURN IMOGENE L						
GRANTEE: AMELIA ISLAND FOODS						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1997] W50 BAS=[YR=1997] N6 W43 S72 E14 CAN=[YR=1997] S8 E15 N8 W15 $ E29 N66 $ S42 E50 N42 $.

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	0812	CONCRETE C	0	0	45	47	2,115.00	SF	4.00	4.00	100	2010	2010	3	89	7,529	
2	0812	CONCRETE C	0	0	36	47	1,692.00	SF	4.00	4.00	100	1996	1996	3	68	4,602	
3	0812	CONCRETE C	0	0	47	36	1,692.00	SF	4.00	4.00	100	1996	1996	3	68	4,602	
4	0810	CONCRETE A	0	0	0	0	990.00	SF	6.50	6.50	100	1996	1996	3	68	4,376	
5	0819	CONC 12"	0	0	6	4	24.00	SF	9.50	9.50	100	1996	1996	3	68	155	
6	0803	ASPHALT C	0	0	0	0	3,370.00	SF	2.00	2.00	100	1996	1996	3	50	3,370	
7	0803	ASPHALT C	0	0	0	0	3,392.00	SF	2.00	2.00	100	1996	1996	3	50	3,392	
8	0803	ASPHALT C	0	0	0	0	9,356.00	SF	2.00	2.00	100	1996	1996	3	50	9,356	
9	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	100	1996	1996	3	100	800	
10	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	100	1996	1996	3	76	190	

TOTAL OB/XF 38,372

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	0006	R-2			39,474.00	SF		1.00	1.00	1.00	10.00	10.00	394,740							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.91 Total Land Value: 394,740 Market: 0 Agricultural: 0 Common: 394,740 PRINTED 07/09/2026 BY SYS

BLOCK 242 LOT 9 &
W1/2 OF SUB G & H OF LOT 10
IN OR 722 PG 793

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

2026

00-00-31-1800-0242-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

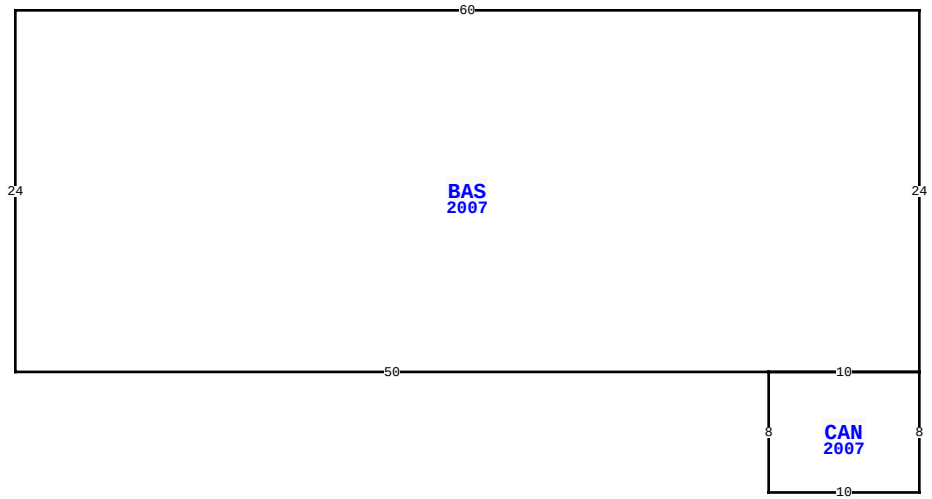
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 60
Interior Wall	04	PLYWOOD 40
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	05	STEEL 100
Story Height		10 100
RMS		6 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,440	100	2007	1,440	49,432
CAN	80	30	2007	24	824
TOTALS	1,520			1,464	50,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,464	89.2244	42.38	62,044	2007	2007	0	0	0	19.00	81.00

2 STOR WAREH 0% - 0 Heated Area: 1440 HX Base Yr



BLD DATE	07/07/2025	KWA	LGL DATE
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225 S 14TH ST, FERNANDINA BEACH

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TOTAL MARKET VALUE		1,483,541
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TOTAL EXEMPTION VALUE	04	1,065,560
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,483,541
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,435,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110917	GAS	1,500	06/08/2011
20110451	ELEC OTHER	18,000	03/31/2011
20070441	REMODEL	1,200	03/13/2007
20062781	ELEC OTHER	1,000	12/21/2006
20061026	SIGN	0	05/15/2006
20060094	XFOB	0	01/13/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0722/0793	1/20/1995	WD	Q	I		104,000
GRANTOR: AMELIA ISLAND FOODS I						
GRANTEE: CITY OF FDNA BEACH						
0566/0867	3/30/1989	WD	U	I	09	260,000
GRANTOR: MASHBURN IMOGENE L						
GRANTEE: AMELIA ISLAND FOODS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W60S24E50CAN=[YR=2007] S8E10 N8W10$E10N24$.

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	0446	BOX FNC 6'	0	0	0	0	125.00	LF	20.00	20.00	100	1996	1996	3	20	500	
12	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1996	1996	3	32	96	
13	0505	FLAGPOLE A	0	0	0	0	25.00	LF	50.00	50.00	100	1996	1996	3	20	250	
14	0810	CONCRETE A	0	0	13	8	104.00	SF	6.50	6.50	100	2007	2007	3	86	581	
15	0649	LIGHTS-GD	0	0	0	0	1.00	SF	225.00	225.00	100	1996	1996	3	20	45	
16	0648	LIGHTS-AV	0	0	0	0	2.00	UT	140.00	140.00	100	2007	2007	3	24	67	
17	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	1996	1996	3	36	2,732	
18	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	2007	2007	3	24	288	
19	0810	CONCRETE A	0	0	58	5	290.00	SF	6.50	6.50	100	2007	2007	3	86	1,621	
20	0810	CONCRETE A	0	0	20	8	160.00	SF	6.50	6.50	100	2007	2007	3	86	894	

TOTAL OB/XF 7,074

LAND DESCRIPTION

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REVIEW DATE 01/01/2023 BY CD Total Acres: 0.91 Total Land Value: 394,740 Market: 0 Agricultural: 0 Common: 394,740 PRINTED 07/09/2026 BY SYS

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TOTALS					

MARKET ADJUSTMENTS

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BLD DATE	07/07/2025	KWA	LGL DATE
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NASSAU COUNTY PROPERTY

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GRANTEE: CITY OF FDNA BEACH						
0566/0867	3/30/1989	WD	U	I	09	260,000
GRANTOR: MASHBURN IMOGENE L						
GRANTEE: AMELIA ISLAND FOODS						

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
21	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2007	2007	3	66	594	
22	0450	PREFAB FNC	0	0	0	0	84.00	LF	12.00	12.00	100	2020	2020	3	82	827	

TOTAL OB/XF 1,421

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 01/01/2023 BY CD Total Acres: 0.91 Total Land Value: 394,740 Market: 0 Agricultural: 0 Common: 394,740 PRINTED 07/09/2026 BY SYS