

BLOCK 269 LOTS 5 & N19 FT OF 6
IN OR 1988/1025
CITY OF FDNA BEACH

SOUTH SECOND STREET PARTNERS LLC
136 CORPORATE PARK DR
MOORESVILLE, NC 28117

2026

00-00-31-1800-0269-0050



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																							
																		VALUATION BY STANDARD																							
																		Tax Group: 2												Tax Dist:											
																		BUILDING MARKET VALUE												0											
																		TOTAL MARKET OB/XF VALUE												106											
																		TOTAL LAND VALUE - MARKET												385,000											
																		TOTAL MARKET VALUE												385,106											
																		SOH/AGL Deduction												74,857											
																		ASSESSED VALUE												310,249											
																		TOTAL EXEMPTION VALUE												0											
																		BASE TAXABLE VALUE												310,249											
DOR CODE						2800 PARKING/MH LOT																																			
MAP NUM												MKT AREA						01																							
NEIGHBORHOOD/LOC						1005.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
TOTALS																																									
EXTRA FEATURES						S 2ND ST, FERNANDINA BEACH						BLD DATE XF DATE INC DATE						12/06/2018 KK						LGL DATE LAND DATE AG DATE						05/06/2026 MLU											
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																										
1	0479	VF PICKET	0 0	0 0	25.00	LF	5.00	5.00	100	2015	2015	3	85	106																											
LAND DESCRIPTION																		TOTAL OB/XF 106																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	002800	C	PARKNG LOT	0		C-3	44.00	125.00	5,500.00	SF		1.00	1.00	1.00	70.00	70.00	385,000																								
REVIEW DATE 07/12/2024 BY KBA						Total Acres: 0.00						Total Land Value: 385,000						Market: 0						Agricultural: 0						Common: 385,000						PRINTED 07/09/2026 BY SYS					