BLOCK 271 LOTS PT OF 1
TO 6 INC 28 TO 34 INC
OR 107 PG 717

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

2026

00-00-31-1800-0271-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1004.00		

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		0
TOTAL MARKET OB/XF VALUE		19,357
TOTAL LAND VALUE - MARKET		1,948,800
TOTAL MARKET VALUE		1,968,157
SOH/AGL Deduction		719,675
ASSESSED VALUE		1,248,482
TOTAL EXEMPTION VALUE	04	1,248,482
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,968,157
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,968,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091316	FOUNDATION	1,000	09/29/2009
20040536	DEMOLITION	0	03/18/2004
20032828	DEMOLITION	0	04/03/2003
20032829	DEMOLITION	0	04/03/2003
5386	REPAIR/RRF	925	05/24/1989

SALES DATA

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

S 2ND ST, FERNANDINA BEACH

BLD DATE			LGL DATE	
XF DATE	03/22/2019	KK	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
1	0803	ASPHALT C	0	0	0	0	10,768.00	SF	2.00	2.00	100	1990	1990	3	50	10,768	
2	0811	CONCRETE B	0	0	0	0	750.00	SF	5.20	5.20	100	2000	2000	3	75	2,925	
3	0803	ASPHALT C	0	0	0	0	3,936.00	SF	2.00	2.00	100	1960	1960	3	50	3,936	
4	0443	STK FNC 6'	0	0	0	0	36.00	LF	10.00	10.00	100	2000	2000	3	20	72	
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	45	135	
6	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	2010	2010	3	74	1,151	
7	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2010	2010	3	74	370	

LAND DESCRIPTION

TOTAL OB/XF 19,357

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	002800	C	PARKNG LOT	0		C-3	175.00	175.00	25,984.00	SF		1.00	1.00	1.00	75.00	75.00	1,948,800							

REVIEW DATE 04/03/2024 BY KBA Total Acres: 0.59 Total Land Value: 1,948,800 Market: 0 Agricultural: 0 Common: 1,948,800 PRINTED 07/09/2026 BY SYS