BLOCK 271 LOTS 7 8 9 & 10
E OF RR R/W LOTS 24 THRU 27
IN OR 2864/1651 AS TO PAR A

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

2026

00-00-31-1800-0271-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	24	CORG METAL 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 60
Roof Cover	03	COMP SHNGL 40
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Plumbing		4 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		13 100
Stories	0	0 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	00	Quality Level 03
Occupancy	00	100

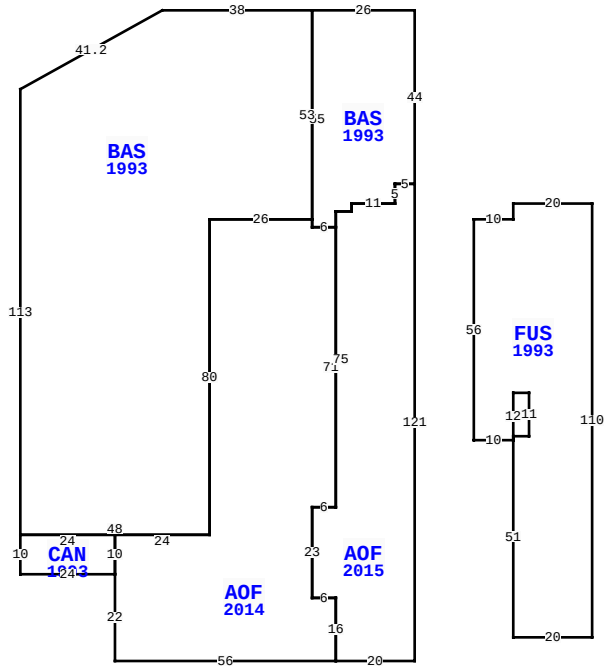
DOR CODE	4100	LIGHT MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	4,202	185	2014	7,774	184,283
AOF	2,475	185	2015	4,579	108,545
BAS	1,293	100	1993	1,293	30,651
BAS	7,402	100	1993	7,402	175,465
CAN	240	30	1993	72	1,707
FUS	2,716	100	1993	2,716	64,383
TOTALS	18,328			23,836	565,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	06	23,836	83.9040	47.41	1,130,065	1925	1950	0	0	0	50.00	50.00

1 LGHT MANUF 0% - 0 Heated Area: 18088 HX Base Yr



BLD DATE	11/12/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

115 S 2ND ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	100
TOTAL MARKET OB/XF VALUE	4,092
TOTAL LAND VALUE - MARKET	1,020,000
TOTAL MARKET VALUE	1,024,192
SOH/AGL Deduction	33,673
ASSESSED VALUE	990,519
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	990,519
TOTAL JUST VALUE	1,024,192
NCON VALUE	0
INCOME VALUE	1937892
PREVIOUS YEAR MKT VALUE	1,024,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170387	REROOF	8,000	02/10/2017
20161347	CONSTRUCT WALLS	1,975	05/01/2016
20142013	CO ISSUED	50,000	03/10/2015
20150514	SIGN	1,500	03/10/2015
20142013	REMODEL	50,000	09/16/2014
20142014	REMODEL	0	09/16/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2864/1651	4/29/2026	WD	U	I	18	2,100,000
GRANTOR: ONPOINT VISUALS INC						
GRANTEE: CITY OF FERNANDINA						
0708/0523	6/30/1994	WD	U	I	19	215,000
GRANTOR: MOORE MICHAEL W & J S						
GRANTEE: NEW ENGLAND FLAG AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 BAS=[YR=1993] W38 L36 D20 S113
CAN=[YR=1993] S10 E24 AOF=[YR=2014] S22 E56 AOF=[YR=2015]
E20 N121 W5 S5 W11 S2 W4 S75 W6 S23 E6 S16$ N16 W6 N23 E6 N71
W6 N2 W26 S80 W24 S10$ N10 W24 $ E48 N80 E26 N53$ S55 E6 N4
E4 N2 E11 N5 E5 N44$ PTR=E15 S53 FUS=[YR=1993] S56 E10 N12
E4 S11 W4 S51 E20 N110 W20 S4 W10 $ N53 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
1	0812	CONCRETE C	0	0	0	0	1,854.00	SF	4.00	4.00	100	1980	1980	3	29	2,151	
2	0400	CONC CURB	0	0	0	0	70.00	LF	15.00	15.00	100	1980	1980	3	42	441	
3	0730	LOAD RAMP	0	0	8	8	64.00	LF	8.10	8.10	100	1980	1980	3	70.5	365	
4	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	1990	1990	3	100	300	
5	0097	AWNING CN	0	0	0	0	18.00	SF	65.00	65.00	100	2011	2011	3	56	655	
6	6002	EL ROLL DR	0	0	0	0	1.00	UT	900.00	900.00	100	1990	1990	3	20	180	

LAND DESCRIPTION

TOTAL OB/XF 4,092

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	004100	C	LIGHT MFG.	0	0003	MU-1	100.00	150.00	17,000.00	SF		1.00	1.00	1.00	60.00	60.00	1,020,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.39 Total Land Value: 1,020,000 Market: 0 Agricultural: 0 Common: 1,020,000 PRINTED 07/09/2026 BY SYS