BLOCK 288 LOT 2
CITY OF FDNA BEACH

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

2026

00-00-31-1800-0288-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

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

S 5TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	04/11/2025 DC
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		201
TOTAL MARKET VALUE		201
SOH/AGL Deduction		0
ASSESSED VALUE		201
TOTAL EXEMPTION VALUE	04	201
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		201
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2719/1917	6/18/2024	MS	U	V	18	100
GRANTOR: W R HOWELL COMPANY IN						
GRANTEE: CITY OF FERNANDINA						
2645/680	5/31/2023	WD	U	V	37	227,000
GRANTOR: HIGGS FAMILY JOINT RE						
GRANTEE: W R HOWELL COMPANY						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	CON	100.00	100.00	0.23	AC		1.00	1.00	0.25	3,500.00	875.00	201							

REVIEW DATE 01/09/2023 BY TWA Total Acres: 0.23 Total Land Value: 201 Market: 0 Agricultural: 0 Common: 201 PRINTED 07/09/2026 BY SYS