RAILROAD PROPERTY
CENTRALLY ASSESSED
ESMT OR 1456/1021

NORFOLK SOUTHERN CORPORATION
C/O JENNIFER SCHILKE, 650 WEST PEACHTREE STREET NW
ATLANTA, GA 30308

2026

00-00-31-1830-GSF0-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9800	CENTRALLY ASSESSED	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	000		

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

RAILROAD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	5,411,452
TOTAL MARKET VALUE	5,411,452
SOH/AGL Deduction	42,094
ASSESSED VALUE	5,369,358
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,369,358
TOTAL JUST VALUE	5,411,452
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,787,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

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	009800	C	CENT ASSD	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	5,411,452.00	5,411,452.00	5,411,452							

REVIEW DATE 01/12/2024 BY JV Total Acres: 0.00 Total Land Value: 5,411,452 Market: 0 Agricultural: 0 Common: 5,411,452 PRINTED 07/09/2026 BY SYS