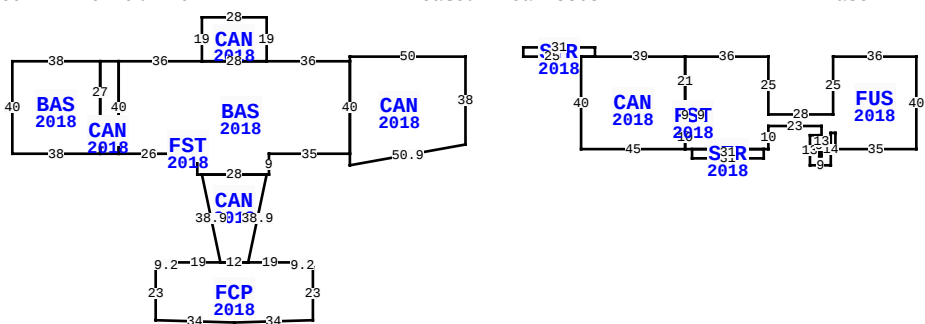


CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

06-2N-28-0000-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 9											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall	17	CB STUCCO 100								8901	04	11,073	138.1800	251.83	2,788,514	2018	2018		0	0	0	1.00	99.00								
Roof Structure	10	STEEL FRME 100								1 GOVT BLDG 0% - 0										Heated Area: 8808 HX Base Yr											
Roof Cover	11	SLATE 100																													
Interior Wall	05	DRYWALL 100																													
Interior Floor	03	CONC FINSH 50																													
Interior Floor	14	CARPET 50																													
Ceiling	01	FIN.SUSPD 100																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Fixtures	37	100																													
Frame	04	REIN CONC 100																													
Story Height		12 100																													
RMS		23 100																													
Stories	2.	2. 100																													
Units		0 100																													
Occupancy	00	NONE 100																													
Quality		05	Quality Level 05																												
DOR CODE		8900	MUNICIPAL																												
MAP NUM			MKT AREA								01																				
NEIGHBORHOOD/LOC		1010	00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,508	100	2018	1,508	375,962																										
BAS	4,223	100	2018	4,223	1,052,843																										
CAN	332	30	2018	100	24,931																										
CAN	532	30	2018	160	39,890																										
CAN	760	30	2018	228	56,843																										
CAN	1,800	30	2018	540	134,628																										
CAN	2,125	30	2018	638	159,061																										
FCP	1,716	30	2018	515	128,395																										
FST	56	50	2018	28	6,980																										
FST	63	50	2018	32	7,978																										
TOTALS		16,440		11,073	2,760,629																										
EXTRA FEATURES										700 AIRPORT RD, FERNANDINA BEACH										DC											
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	0811	CONCRETE B	0	0	0	0	2,891.00	SF	5.20	5.20	100	1990	1990	3	54.5	8,193															
2	0810	CONCRETE A	0	0	30	6	180.00	SF	6.50	6.50	100	1990	1990	3	54.5	638															
3	0350	CARPORT WD	0	0	32	6	192.00	SF	13.00	13.00	100	1995	1995	3	20	499															
4	0810	CONCRETE A	0	0	30	6	180.00	SF	6.50	6.50	100	1990	1990	3	54.5	638															
5	0350	CARPORT WD	0	0	32	6	192.00	SF	13.00	13.00	100	1995	1995	3	20	499															
6	0810	CONCRETE A	0	0	30	6	180.00	SF	6.50	6.50	100	1990	1990	3	54.5	638															
7	0350	CARPORT WD	0	0	32	6	192.00	SF	13.00	13.00	100	1995	1995	3	20	499															
8	0810	CONCRETE A	0	0	30	6	180.00	SF	6.50	6.50	100	1995	1995	3	66	772															
9	0350	CARPORT WD	0	0	32	6	192.00	SF	13.00	13.00	100	1995	1995	3	20	499															
10	0810	CONCRETE A	0	0	30	6	180.00	SF	6.50	6.50	100	1995	1995	3	66	772															
LAND DESCRIPTION										TOTAL OB/XF 13,647																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	002000	C	AIRPORT	0	0006	I-1	0.00	0.00	513.95	AC		1.00	1.00	0.50	155,000.00	77,500.00	39,831,125														

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

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

06-2N-28-0000-0001-0000

NASSAU COUNTY PROPERTY						PAGE 3 of 9		2
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 2					Tax Dist:			
BUILDING MARKET VALUE					8,133,862			
TOTAL MARKET OB/XF VALUE					969,289			
TOTAL LAND VALUE - MARKET					39,831,125			
TOTAL MARKET VALUE					48,934,276			
SOH/AGL Deduction					22,617,663			
ASSESSED VALUE					26,316,613			
TOTAL EXEMPTION VALUE					04	26,316,613		
BASE TAXABLE VALUE					0			
TOTAL JUST VALUE					48,934,276			
NCON VALUE					3,012,080			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					46,024,121			



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	07 NONE 100
Interior Floo	03 CONC FINSH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	0 100
Frame	05 STEEL 100
Story Height	19 100
RMS	3 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
DOR CODE	8900 MUNICIPAL
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,445	100	2021	4,445	192,177
TOTALS	4,445			4,445	192,177

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
31	0424	CL FNC 6'	0	0	0	0	1,382.00	LF	20.00
32	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00
33	0430	CL FNC 6B	0	0	0	0	134.00	LF	9.70
34	0423	CL FNC 5'	0	0	0	0	30.00	LF	6.85
35	0422	CL FNC 4'	0	0	0	0	50.00	LF	15.00
36	0424	CL FNC 6'	0	0	0	0	1,570.00	LF	20.00
37	0425	CL FNC 8'	0	0	0	0	1,994.00	LF	10.65
38	0426	CL FNC 12'	0	0	0	0	241.00	LF	15.60
39	0424	CL FNC 6'	0	0	0	0	114.00	LF	20.00
41	0422	CL FNC 4'	0	0	0	0	57.00	LF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2803	06	4,445	100.0326	45.51	202,292	2021	2021	0	0	5.00	95.00
4 AIR HANGAR 0% - 0 Heated Area: 4445 HX Base Yr											
35 BAS2021 35											
700 AIRPORT RD, FERNANDINA BEACH											

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
31	0424	CL FNC 6'	0	0	0	0	1,382.00	LF	20.00
32	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00
33	0430	CL FNC 6B	0	0	0	0	134.00	LF	9.70
34	0423	CL FNC 5'	0	0	0	0	30.00	LF	6.85
35	0422	CL FNC 4'	0	0	0	0	50.00	LF	15.00
36	0424	CL FNC 6'	0	0	0	0	1,570.00	LF	20.00
37	0425	CL FNC 8'	0	0	0	0	1,994.00	LF	10.65
38	0426	CL FNC 12'	0	0	0	0	241.00	LF	15.60
39	0424	CL FNC 6'	0	0	0	0	114.00	LF	20.00
41	0422	CL FNC 4'	0	0	0	0	57.00	LF	15.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

NASSAU COUNTY PROPERTY			
PAGE 4 of 9 2			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		8,133,862	
TOTAL MARKET OB/XF VALUE		969,289	
TOTAL LAND VALUE - MARKET		39,831,125	
TOTAL MARKET VALUE		48,934,276	
SOH/AGL Deduction		22,617,663	
ASSESSED VALUE		26,316,613	
TOTAL EXEMPTION VALUE		04 26,316,613	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		48,934,276	
NCON VALUE		3,012,080	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		46,024,121	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172396	GRADING WORK	35,000	08/07/2017
E170382	INSTALL SPORTS LI	95,000	02/15/2017
20161791	SIGN	280	06/29/2016
20160283	REPLACE ANTENNAS	20,000	02/02/2016
20142026	NEW CONSTR	50,000	09/16/2014
20132829	46X24 SHED	30,000	12/17/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1612/0946	3/30/2009	QC	Q	I	03
GRANTOR: WILLIS LYNWOOD G ETAL					
GRANTEE: CITY OF FERNANDINA					
1594/1380	11/25/2008	QC	Q	I	03
GRANTOR: WILLIS LYNWOOD G ETAL					
GRANTEE: CITY OF FDNA BEACH					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2021] W127 S35 E127 N35\$.									

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

06-2N-28-0000-0001-0000

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

06-2N-28-0000-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
CONSTRUCTION																				VALUATION SUMMARY																	
ELEMENT CD		TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND																																			
Exterior Wall		15	CONC BLOCK 100								1103		04	450		84.1050		73.38		33,021		2005		2005		0		0		10.00		90.00		VALUATION BY STANDARD			
Roof Structur		04	WOOD TRUSS 100												6 CONCESSION		0% - 0		Heated Area: 450														Tax Group: 2 Tax Dist:				
Roof Cover		11	SLATE 100																														BUILDING MARKET VALUE 8,133,862				
Interior Wall		01	MINIMUM 100																														TOTAL MARKET OB/XF VALUE 969,289				
Interior Floo		03	CONC FINSH 100																														TOTAL LAND VALUE - MARKET 39,831,125				
Ceiling		02	F.NOT SUS 100																														TOTAL MARKET VALUE 48,934,276				
Air Condition		03	CENTRAL 100																														SOH/AGL Deduction 22,617,663				
Heating Type		03	FORCED AIR 100																														ASSESSED VALUE 26,316,613				
Fixtures			8 100																														TOTAL EXEMPTION VALUE 04 26,316,613				
Frame		03	MASONRY 100																														BASE TAXABLE VALUE 0				
Story Height			8 100																														TOTAL JUST VALUE 48,934,276				
RMS			2 100																														NCON VALUE 3,012,080				
Stories		1.	1. 100																														INCOME VALUE				
Units			0 100																														PREVIOUS YEAR MKT VALUE 46,024,121				
Occupancy		00	NONE 100																																		
Quality		03	Quality Level 03																																		
DOR CODE		8900		MUNICIPAL																																	
MAP NUM								MKT AREA		01																											
NEIGHBORHOOD/LOC		1010.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	450	100	2005	450	29,719																																
TOTALS		450				450		29,719																													
EXTRA FEATURES										700 AIRPORT RD, FERNANDINA BEACH										DC																	
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														
55	0351	CARPORT MT	0	0	30	18	540.00		SF	10.00			10.00		100	1996	1996	3	20	1,080																	
56	0812	CONCRETE C	0	0	0	0	1,329.00		SF	4.00			4.00		100	1996	1996	3	68	3,615																	
57	0351	CARPORT MT	0	0	30	18	540.00		SF	10.00			10.00		100	1996	1996	3	20	1,080																	
58	0810	CONCRETE A	0	0	10	10	100.00		SF	6.50			6.50		100	1997	1997	3	70	455																	
62	0803	ASPHALT C	1	0	0	0	12,884.00		SF	2.00			2.00		100	2018	2018	3	78	20,099																	
63	0402	CONC BUMPE	0	0	0	0	36.00		UT	25.00			25.00		100	2018	2018	3	97	873																	
64	0803	ASPHALT C	0	0	0	0	1,081.00		SF	2.00			2.00		100	2018	2018	3	78	1,686																	
65	0462	ST/AL FNC	0	0	0	0	300.00		SF	10.00			10.00		100	2018	2018	3	81	2,430																	
66	0424	CL FNC 6'	0	0	0	0	95.00		LF	20.00			20.00		100	2018	2018	3	90	1,710																	
67	0812	CONCRETE C	0	0	0	0	3,431.00		SF	4.00			4.00		100	2018	2018	3	96	13,175																	
LAND DESCRIPTION										TOTAL OB/XF										46,203																	
L N	USE CODE	CLS	LAND USE DESCRIPTION			CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV									

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

06-2N-28-0000-0001-0000

NASSAU COUNTY PROPERTY					PAGE 7 of 9		2	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 2				Tax Dist:				
BUILDING MARKET VALUE				8,133,862				
TOTAL MARKET OB/XF VALUE				969,289				
TOTAL LAND VALUE - MARKET				39,831,125				
TOTAL MARKET VALUE				48,934,276				
SOH/AGL Deduction				22,617,663				
ASSESSED VALUE				26,316,613				
TOTAL EXEMPTION VALUE				04		26,316,613		
BASE TAXABLE VALUE				0				
TOTAL JUST VALUE				48,934,276				
NCON VALUE				3,012,080				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				46,024,121				
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
20102090		XF0B		7,225		12/07/2010		
20101662		H/AC		2,800		09/23/2010		
20100071		REPAIR/RRF		270,885		01/14/2010		
20090727		ELEC OTHER		2,400		06/10/2009		
20090726		ADDITION		8,000		06/10/2009		
20081258		OTHER		4,000		08/06/2008		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1612/0946		3/30/2009		QC	Q	I	03	100
GRANTOR:WILLIS LYNWOOD G ETAL								
GRANTEE:CITY OF FERNANDINA								
1594/1380		11/25/2008		QC	Q	I	03	174,000
GRANTOR:WILLIS LYNWOOD G ETAL								
GRANTEE:CITY OF FDNA BEACH								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2026;LABEL=Unit5;ORIG=30,-255] E95 S115 W13 W13 W13 W13 W43 N58 N57 \$								
BAS=[YR=2026;LABEL=Unit3;ORIG=-40,-198] E70 S58 W70 N58 \$								
BAS=[YR=2026;LABEL=Unit4;ORIG=-40,-255] E70 S57 W70 N57 \$								
BAS=[YR=2026;LABEL=Unit1;ORIG=-90,-198] E50 S58 W50 N58 \$								
BAS=[YR=2026;LABEL=Unit2;ORIG=-90,-255] E50 S57 W50 N57 \$								
BAS=[YR=2026;LABEL=garage3;ORIG=125,-140] W13 S22 E13 N22 \$								
BAS=[YR=2026;LABEL=garage1;ORIG=99,-140] W13 S22 E13 N22 \$								
BAS=[YR=2026;LABEL=garage2;ORIG=112,-140] W13 S22 E13 N22 \$								
BAS=[YR=2026;LABEL=Kitchette &(3)storage;ORIG=86,-140] W13 S22 E13 N22 \$								
.								
ND LUE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV
Common: 39,831,125								
PRINTED 07/09/2026 BY SYS								

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

06-2N-28-0000-0001-0000

REVIEW DATE	12/20/2023	BY	HS	Total Acres: 513.95	Total Land Value: 39,831,125	Market: 0	Agricultural: 0	Common: 39,831,125	PRINTED 07/09/2026 BY SYS
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