PT N1/2 OF GOVT LOT 1 OF
SEC 6-2N-28E BEING UNR LEASE
DATED 11/6/2004 PAR 1-6L

CITY OF FERNANDINA BEACH
C/O CASTLE INTERNATIONAL CORP, PMB 353
MCMURRAY, PA 15317

2026

06-2N-28-0000-0001-006L

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	12	REINFO/CON 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

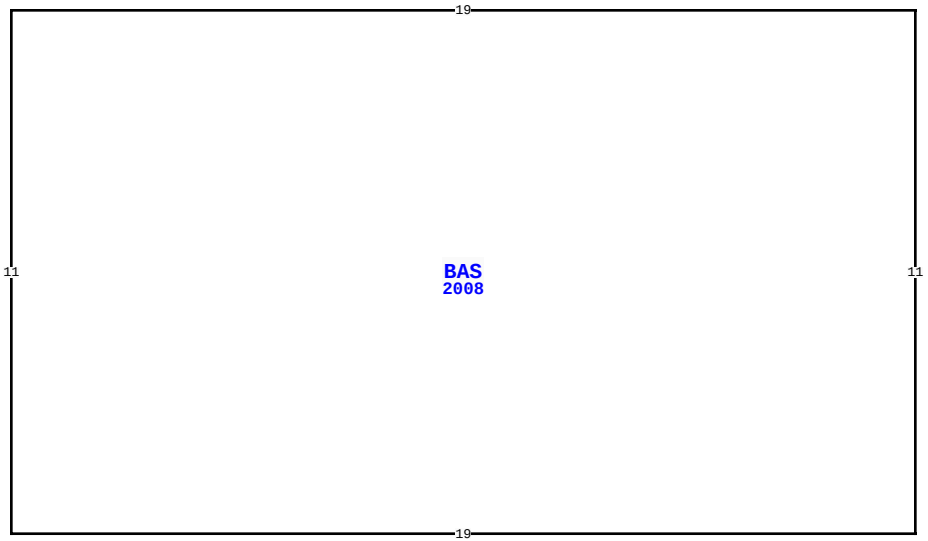
DOR CODE	9000	LEASEHOLD INTEREST	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	209	100	2008	209	6,226
TOTALS	209			209	6,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	209	81.4598	38.69	8,086	2005	2005	0	0	0	23.00	77.00

1 STOR WAREH 0% - 0 Heated Area: 209 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	6,226
TOTAL MARKET OB/XF VALUE	4,153
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	45,379
SOH/AGL Deduction	0
ASSESSED VALUE	45,379
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,379
TOTAL JUST VALUE	45,379
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,449

CROWN CASTLE COMMUNICATION TOWER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDC-2025-0	AT&T TO UPGRADE C	30,000	05/17/2025
BLDC-2024-0	VERIZON IS UPGRAD	75,000	10/22/2024
20220293	XFOB	25,000	08/04/2022
20121916	XFOB	12,000	09/17/2012

SALES DATA

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

BLD DATE	06/30/2025	KWX	LGL DATE	
XF DATE	06/30/2025	KWX	LAND DATE	04/23/2025 DC
INC DATE			AG DATE	

3425 CITATION CT, FERNANDINA BEACH

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	0430	CL FNC 6B	0	0	0	0	362.00	LF	9.70	9.70	100	2005	2005	3	61	2,142	
2	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	61	366	
3	0810	CONCRETE A	0	0	0	0	305.00	SF	6.50	6.50	100	2005	2005	3	83	1,645	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W19 S11 E19 N11$.

LAND DESCRIPTION

TOTAL OB/XF 4,153

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	009000	C	LEASE INT	0	0006	I-1	0.00	0.00	10,000.00	SF		1.00	1.00	1.00	3.50	3.50	35,000							

REVIEW DATE 06/30/2025 BY KWX Total Acres: 0.23 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/09/2026 BY SYS