PT N1/2 OF GOVT LOT 2 OF
SEC 6-2N-28E
PAR 1-9L

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

2026

06-2N-28-0000-0001-009L

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	11	BOWSTRTRUS 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 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		14 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

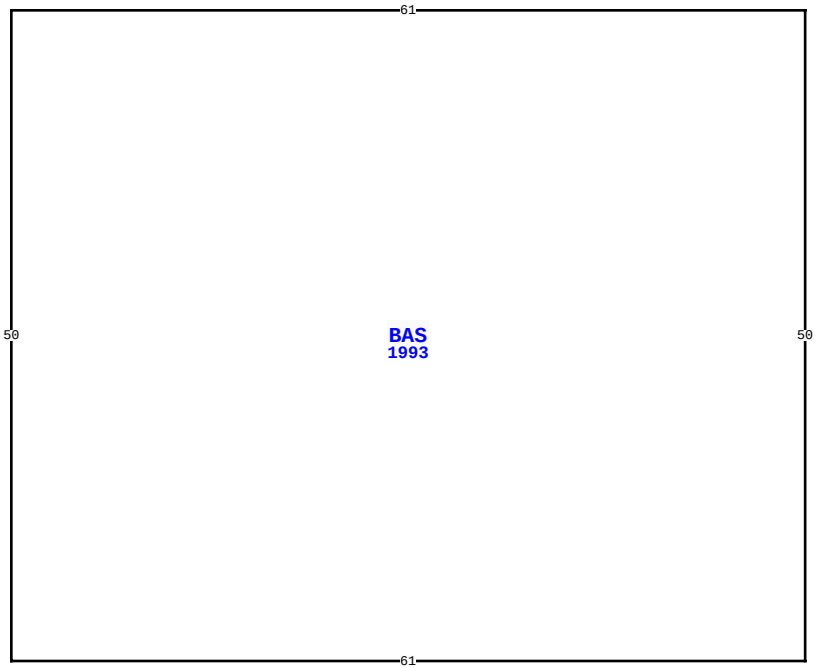
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,050	100	1993	3,050	38,964
TOTALS	3,050			3,050	38,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2803	06	3,050	56.1600	25.55	77,928	1992	1992	0	0	0	50.00	50.00

1 AIR HANGAR 0% - 0 Heated Area: 3050 HX Base Yr



622 AIRPORT RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		38,964
TOTAL MARKET OB/XF VALUE		2,924
TOTAL LAND VALUE - MARKET		29,099
TOTAL MARKET VALUE		70,987
SOH/AGL Deduction		13,652
ASSESSED VALUE		57,335
TOTAL EXEMPTION VALUE	04	57,335
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		70,987
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		57,558

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

BAS=[YR=1993] W61 S50 E61 N50 $.

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	0811	CONCRETE B	0	0	0	0	945.00	SF	5.20	5.20	100	1992	1992	3	59.5	2,924	

TOTAL OB/XF 2,924

LAND DESCRIPTION

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	002000	C	AIRPORT	0		IA	0.00	0.00	4,157.00	SF		1.00	1.00	1.00	7.00	7.00	29,099							

REVIEW DATE 02/26/2026 BY KWA Total Acres: 0.00 Total Land Value: 29,099 Market: 0 Agricultural: 0 Common: 29,099 PRINTED 07/09/2026 BY SYS