PT N1/2 OF GOVT LOT 3 OF
SEC 6-2N-28E BEING UNR
17413.94 SF LEASE PAR 1-15L

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

2026

06-2N-28-0000-0001-015L

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

565 AIRPORT RD, FERNANDINA BEACH

BLD DATE	04/25/2019	KKX	LGL DATE	05/08/2026 MLU
XF DATE			LAND DATE	
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		0
TOTAL MARKET OB/XF VALUE		45,121
TOTAL LAND VALUE - MARKET		121,898
TOTAL MARKET VALUE		167,019
SOH/AGL Deduction		57,168
ASSESSED VALUE		109,851
TOTAL EXEMPTION VALUE	04	109,851
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		167,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,498

NEW FUEL FARM

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
1	0425	CL FNC 8'	0	0	0	0	230.00	LF	10.65	10.65	100	2011	2011	3	76	1,862	
2	0466	FNC GT 20'	0	0	0	0	2.00	UT	600.00	600.00	100	2011	2011	3	76	912	
3	0803	ASPHALT C	0	0	0	0	9,300.00	SF	2.00	2.00	100	2011	2011	3	64	11,904	
4	0812	CONCRETE C	0	0	0	0	5,800.00	SF	4.00	4.00	100	2011	2011	3	90	20,880	
5	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2011	2011	3	100	200	
6	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2011	2011	3	76	3,846	
7	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2011	2011	3	76	380	
8	1123	CB 8"	0	0	180	3	540.00	SF	6.15	6.15	100	2011	2011	3	90	2,989	
9	0400	CONC CURB	0	0	0	0	154.00	LF	15.00	15.00	100	2011	2011	3	93	2,148	

LAND DESCRIPTION

TOTAL OB/XF 45,121

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	17,414.00	SF		1.00	1.00	1.00	7.00	7.00	121,898							

REVIEW DATE 02/23/2026 BY KWA Total Acres: 0.00 Total Land Value: 121,898 Market: 0 Agricultural: 0 Common: 121,898 PRINTED 07/09/2026 BY SYS