PT N1/2 OF GOVT LOT 2 OF
SEC 6-2N-28E BEING UNR
LEASE PAR 1-L080

CITY OF FERNANDINA BEACH
C/O FINANCE DEPARTMENT, 204 ASH ST
FERNANDINA BEACH, FL 32034

2026

06-2N-28-0000-0001-L080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 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		4 100
Frame	05	STEEL 100
Story Height		17 100
RMS		7 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

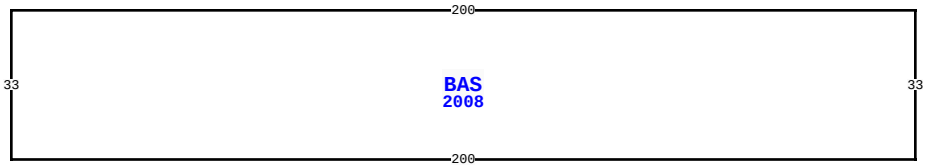
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,600	100	2008	6,600	212,838
TOTALS	6,600			6,600	212,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2803	06	6,600	89.9983	40.95	270,270	2008	2008	0	0	0	21.25	78.75

1 AIR HANGAR 0% - 0 Heated Area: 6600 HX Base Yr



AIRPORT RD, FERNANDINA BEACH

BLD DATE	07/12/2017 KK	LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		212,838
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		46,200
TOTAL MARKET VALUE		259,038
SOH/AGL Deduction		5,809
ASSESSED VALUE		253,229
TOTAL EXEMPTION VALUE	04	253,229
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		259,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W200 S33 E200 N33$.

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	002000	C	AIRPORT	0		IA	0.00	0.00	6,600.00	SF		1.00	1.00	1.00	7.00	7.00	46,200							

REVIEW DATE 02/25/2026 BY KWA Total Acres: 0.00 Total Land Value: 46,200 Market: 0 Agricultural: 0 Common: 46,200 PRINTED 07/09/2026 BY SYS