



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		21 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		23 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

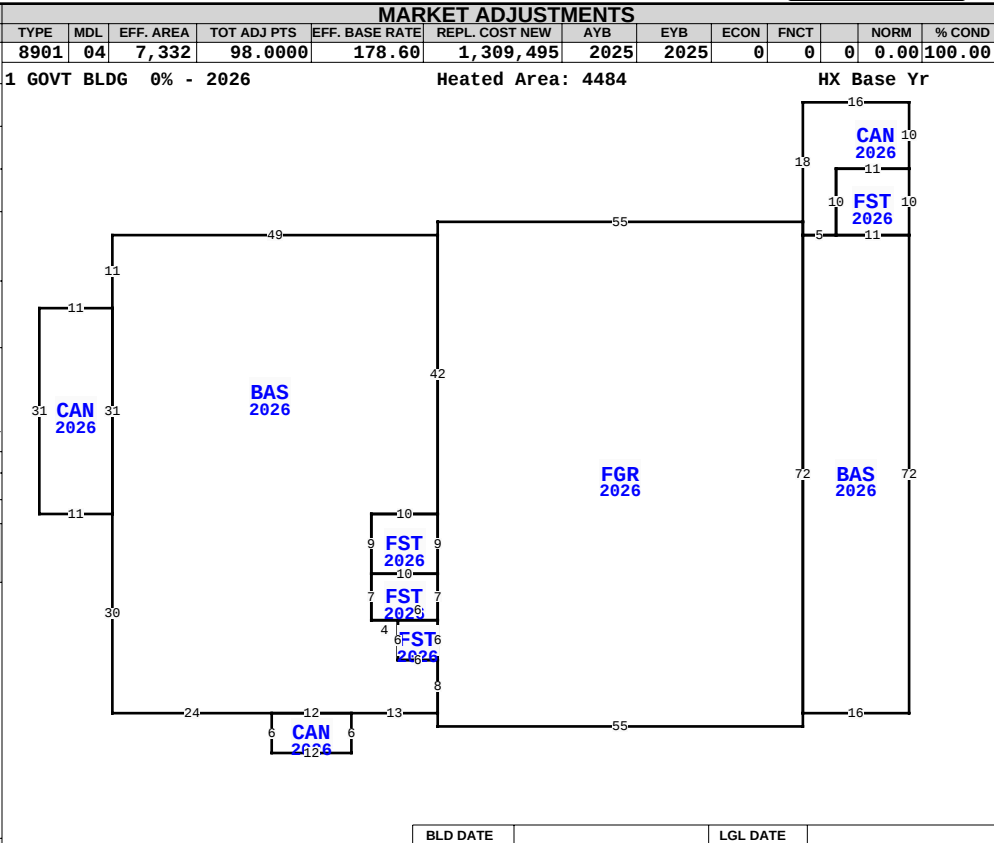
Quality	03	Quality Level 03
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2026	1,152	205,747
BAS	3,332	100	2026	3,332	595,095
CAN	72	30	2026	22	3,929
CAN	210	30	2026	63	11,252
CAN	341	30	2026	102	18,217
FGR	4,180	60	2026	2,508	447,929
FST	36	50	2026	18	3,215
FST	70	50	2026	35	6,251
FST	90	50	2026	45	8,037
FST	110	50	2026	55	9,823
TOTALS	9,593			7,332	1,309,495

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0803	ASPHALT C	0	0	0	0	7,168.00	SF	2.00	2.00	100	2026	2025		100	14,336	
2	0812	CONCRETE C	0	0	0	0	2,800.00	SF	4.00	4.00	100	2026	2025		100	11,200	
3	0812	CONCRETE C	0	0	0	0	3,700.00	SF	4.00	4.00	100	2026	2025		100	14,800	
4	0400	CONC CURB	0	0	0	0	500.00	LF	15.00	15.00	100	2026	2025		100	7,500	
5	0812	CONCRETE C	0	0	210	6	1,260.00	SF	4.00	4.00	100	2026	2025		100	5,040	
6	0424	CL FNC 6'	0	0	0	0	300.00	LF	20.00	20.00	100	2026	2025		100	6,000	
7	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2026	2025		100	600	
8	0467	FNC GT 25'	0	0	0	0	1.00	UT	700.00	700.00	100	2026	2025		100	700	
9	0810	CONCRETE A	0	0	20	10	200.00	SF	6.50	6.50	100	2026	2025		100	1,300	
10	0402	CONC BUMPE	0	0	0	0	19.00	UT	25.00	25.00	100	2026	2025		100	475	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	008600	C



942456 OLD NASSAUVILLE RD, FERNANDINA BEACH	BLD DATE	LGL DATE	DC
	XF DATE	LAND DATE	
	INC DATE	AG DATE	

TOTAL OB/XF																	61,951
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
1	008600	C	COUNTY	0		CN	0.00	0.00	37,900.00	SF		1.00	1.00	1.00	14.50	14.50	549,550

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:			
BUILDING MARKET VALUE		1,309,495			
TOTAL MARKET OB/XF VALUE		105,920			
TOTAL LAND VALUE - MARKET		549,550			
TOTAL MARKET VALUE		1,964,965			
SOH/AGL Deduction		18,003			
ASSESSED VALUE		1,946,962			
TOTAL EXEMPTION VALUE		03 1,946,962			
BASE TAXABLE VALUE		0			
TOTAL JUST VALUE		1,964,965			
NCON VALUE		1,415,415			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		483,225			

NASSAU COUNTY FIRE STATION #70			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0250007771			07/15/2025
B240003314	NEW BUILDING FIRE	1,507,968	03/22/2024

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2534/0640	1/28/2022	WD U	V	V	18
GRANTOR: GATA HOLDINGS LLC					
GRANTEE: NASSAU COUNTY BOARD					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FGR=[YR=2026;ORIG=-187,-11] N2 E55 S2 S72 S2 W55 N2 N8 N6 N7 N9 N42 \$					
BAS=[YR=2026;ORIG=-236,0] N11 E49 S42 W10 S9 S7 E4 S6 E6 S8 W13 W12 W24 N30 N31 \$					
BAS=[YR=2026;ORIG=-132,-11] S72 E16 N72 W11 W5 \$					
CAN=[YR=2026;ORIG=-236,0] W11 S31 E11 N31 \$					
CAN=[YR=2026;ORIG=-116,-31] W16 S18 S2 E5 N10 E11 N10 \$					
FST=[YR=2026;ORIG=-127,-11] E11 N10 W11 S10 \$					
CAN=[YR=2026;ORIG=-212,61] S6 E12 N6 W12 \$					
FST=[YR=2026;LABEL=mechanical;ORIG=-197,31] E10 S9 W10 N9 \$					
FST=[YR=2026;LABEL=electrical;ORIG=-197,47] N7 E10 S7 W10 \$					
FST=[YR=2026;LABEL=storage;ORIG=-193,53] N6 E6 S6 W6 \$					

