LOTS 1 2 & S1/2 OF 3
IN OR 2060/652
EX R/W OR 1628/1335

LOGCO LLC/
1987 S 8TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-30-0120-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

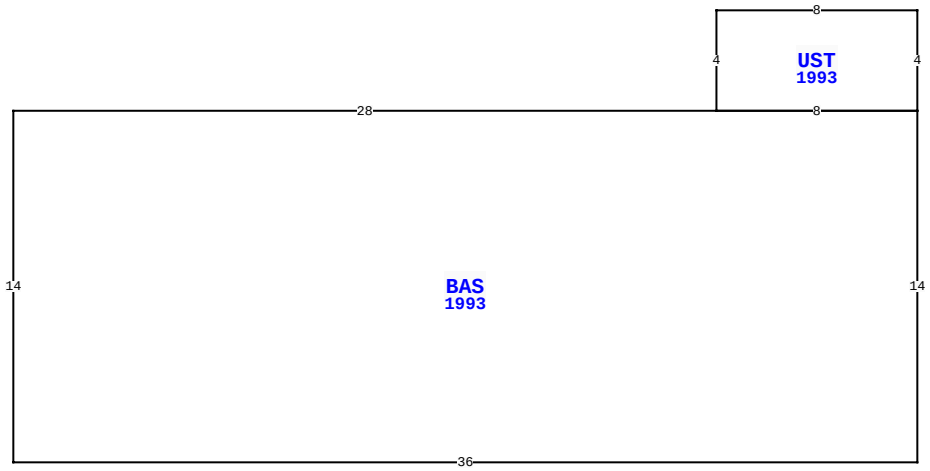
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100	504	45,463
UST	32	40	13	1,172
TOTALS	536		517	46,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	517	99.3100	145.49	75,218	1969	1990	0	0	0	38.00	62.00

1 RETAILSTOR – 0% - 0 Heated Area: 504 HX Base Yr



1995 S 8TH ST, FERNANDINA BEACH

BLD DATE	01/20/2022	KK	LGL DATE		
XF DATE	01/20/2022	KK	LAND DATE	01/20/2022	KK
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	46,635
TOTAL MARKET OB/XF VALUE	8,967
TOTAL LAND VALUE - MARKET	183,600
TOTAL MARKET VALUE	239,202
SOH/AGL Deduction	55,994
ASSESSED VALUE	183,208
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	183,208
TOTAL JUST VALUE	239,202
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	219,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001441	REPAIR/RRF	3,550	02/23/2017
C1530378	CO ISSUED	1,000	06/11/2015
B1530378	REMODEL	1,000	05/01/2015
M1520992	H/AC	0	04/01/2015
B23381	REMODEL	200	03/01/2010
E22044	ELEC OTHER	0	08/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2060/0652	7/21/2016	WD	Q	I	01	200,000
GRANTOR: KILCHENSTEIN KENNETH						
GRANTEE: LOGCO LLC						
1971/1139	4/01/2015	WD	Q	I	01	184,500
GRANTOR: FLORIDA MIDDLE PROPER						
GRANTEE: KILCHENSTEIN KENNET						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W8 S4 BAS=[YR=1993] W28 S14 E36 N14 W8 $ E8 N4 $.

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	0803	ASPHALT C	0	0	0	0	3,454.00	SF	2.00	2.00	100	1980	1980	3	50	3,454	
2	0812	CONCRETE C	0	0	0	0	1,964.00	SF	4.00	4.00	100	1990	1990	3	62	4,871	
3	0400	CONC CURB	0	0	0	0	83.00	LF	15.00	15.00	100	1969	1969	3	27.8	346	
4	0443	STK FNC 6'	0	0	0	0	40.00	LF	10.00	10.00	100	2015	2015	3	74	296	

LAND DESCRIPTION

TOTAL OB/XF 8,967

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	001100	C	STORE 1FLR	0	0003	CI	153.00	80.00	12,240.00	SF		1.00	1.00	1.00	15.00	15.00	183,600							

REVIEW DATE 01/20/2022 BY KK Total Acres: 0.00 Total Land Value: 183,600 Market: 0 Agricultural: 0 Common: 183,600 PRINTED 08/02/2023 BY SYS