LOTS 4 5 & N1/2 OF LOT 3
IN OR 1944/390
EX R/W IN OR 84 PG 343

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

2023

00-00-30-0120-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

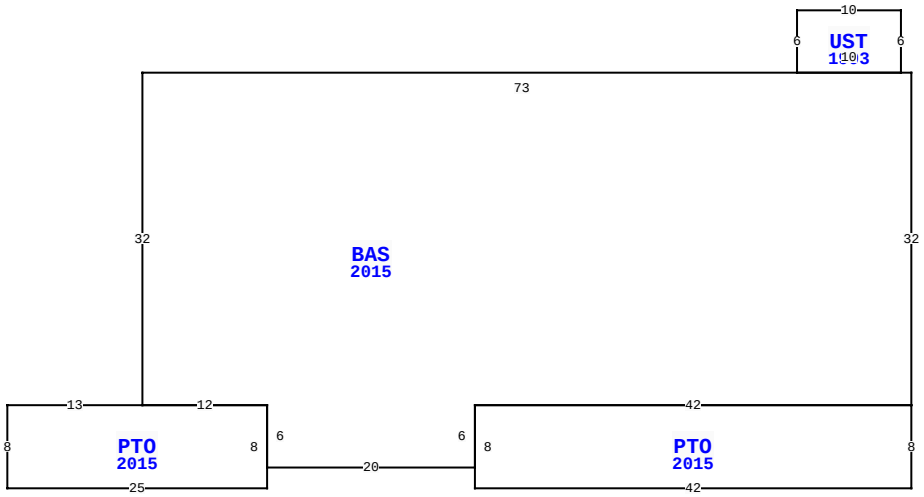
DOR CODE 1720 MEDICAL OFFICE
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,488	100	2,488	402,926
PTO	200	5	10	1,619
PTO	336	5	17	2,754
UST	60	40	24	3,887
TOTALS	3,084		2,539	411,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	2,539	108.1600	176.03	446,940	1971	2010	0	0	0	8.00	92.00

1 MDL OFFICE – 0% - 0 Heated Area: 2488 HX Base Yr



1987 S 8TH ST, FERNANDINA BEACH

BLD DATE	10/08/2019	KKA	LGL DATE	
XF DATE	10/08/2019	KKA	LAND DATE	05/25/2023 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	411,185
TOTAL MARKET OB/XF VALUE	10,500
TOTAL LAND VALUE - MARKET	137,500
TOTAL MARKET VALUE	559,185
SOH/AGL Deduction	239,952
ASSESSED VALUE	319,233
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,233
TOTAL JUST VALUE	559,185
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	415,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1520791	H/AC	0	03/01/2015
C1529928	ADDITION 120 SF	99,520	02/01/2015
B1529928	ADDITION 120 SF	99,520	02/01/2015
E1528777	REMODEL	0	02/01/2015
B1429679	DEMOLITION	5,000	12/01/2014
8019	REMODEL	4,050	04/21/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1944/0390	10/24/2014	WD	Q	I	02	200,000
GRANTOR: ANKEL PROPERTIES						
GRANTEE: LOGCO LLC						
0560/0158	12/30/1988	QC	U	I	02	50,000
GRANTOR: ANKEL INC						
GRANTEE: ANKEL PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W1 UST=[YR=1993] N6 W10 S6 E10$
W73S32PTO=[YR=2015] W13S8E25N8 W12$E12S6E20N6PTO=[YR=2015]
S8E42N8 W42$E42N32$.

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	3,919.00	SF	2.00	2.00	100	2010	2010	3	68	5,330	
2	0976	DECORATIVE	0	0	0	0	16.00	UT	125.00	125.00	100	2015	2015	3	90	1,800	
3	0097	AWNING CN	0	0	0	0	64.00	SF	65.00	65.00	100	2015	2015	3	81	3,370	

LAND DESCRIPTION

TOTAL OB/XF 10,500

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	001901	C	MEDICAL OF	0	0003	CI	125.00	88.00	11,000.00	SF		1.00	1.00	1.00	12.50	12.50	137,500							

REVIEW DATE 10/08/2019 BY KKA Total Acres: 0.00 Total Land Value: 137,500 Market: 0 Agricultural: 0 Common: 137,500 PRINTED 08/02/2023 BY SYS