LOT 11
IN OR 1956/1869
EX RW IN OR 83/580

BLEXI INVESTMENTS LLC/
95109 CAPTAINS WAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-0120-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

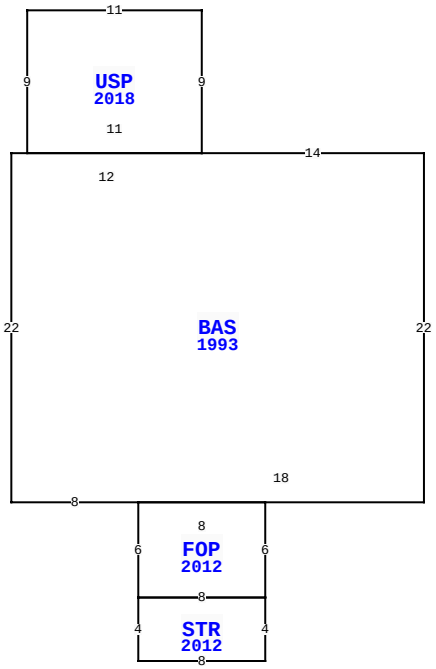
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	09	PINE WOOD 50
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100	572	46,275
FOP	48	30	14	1,133
STR	32	10	3	242
USP	99	30	30	2,427
TOTALS	751		619	50,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	619	112.7500	101.76	62,989	1968	1968	0	0	0	20.50	79.50

1 SINGLE FAM – 0% - 0 Heated Area: 572 HX Base Yr



1933 S 8TH ST, FERNANDINA BEACH

BLD DATE	04/12/2019	KK	LGL DATE	
XF DATE	04/12/2019	KK	LAND DATE	05/25/2023 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	99,016
TOTAL MARKET OB/XF VALUE	9,397
TOTAL LAND VALUE - MARKET	154,988
TOTAL MARKET VALUE	263,401
SOH/AGL Deduction	54,110
ASSESSED VALUE	209,291
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	209,291
TOTAL JUST VALUE	263,401
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1807224	DECK-SCRN	2,924	07/17/2018
C1530262	CO ISSUED	29,000	07/08/2015
R1514490	1935 S 8TH ST	1,800	06/01/2015
B1530262	REMODEL	29,000	04/01/2015
P1518259	REMODEL	0	04/01/2015
E1528918	REMODEL	0	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1956/1869	1/07/2015	WD	Q	I	01	98,000
GRANTOR: TRIMBLE LINDA ET AL						
GRANTEE: BLEXI INVESTMENTS L						
1932/0420	8/13/2014	WD	U	I	16	7,000
GRANTOR: SANDERS GENE JR						
GRANTEE: TRIMBLE LINDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 USP=[YR=2018] N9 W11 S9 E11$ W12 S22 E8
FOP=[YR=2012] S6 STR=[YR=2012] S4 E8 N4 W8$ E8 N6 W8 $ E18
N22$.

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	0443	STK FNC 6'	0	0	0	0	44.00	LF	10.00	10.00	100	1995	1995	3	20	88	
2	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	100	2015	2015	3	74	799	
3	4950	BOLLARD	0	0	0	0	12.00	UT	100.00	100.00	100	2015	2015	3	100	1,200	
4	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	2015	2015	3	97	73	
5	0810	CONCRETE A	0	0	18	18	324.00	SF	6.50	6.50	100	2015	2015	3	96	2,022	
6	0810	CONCRETE A	0	0	5	37	185.00	SF	6.50	6.50	100	2015	2015	3	96	1,154	
7	0476	VF 6 SBPL	0	0	141	0	141.00	LF	32.00	32.00	100	2015	2015	3	90	4,061	

LAND DESCRIPTION

TOTAL OB/XF 9,397

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	001200	C	STORE COMB	0	0003	CI	100.00	105.00	12,399.00	SF		1.00	1.00	1.00	12.50	12.50	154,988							

REVIEW DATE 04/12/2019 BY KK Total Acres: 0.00 Total Land Value: 154,988 Market: 0 Agricultural: 0 Common: 154,988 PRINTED 08/02/2023 BY SYS

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2023

00-00-30-0120-0011-0000

NASSAU COUNTY PROPERTY

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	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		8 100
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

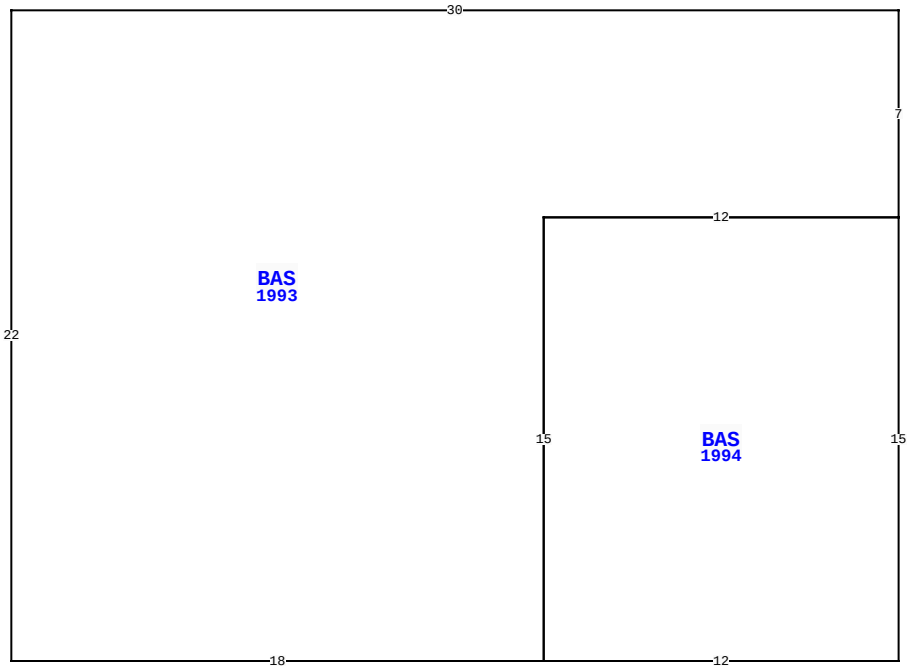
DOR CODE	1200	STORE/OFFICE/RESID	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	35,593
BAS	180	100	180	13,347
TOTALS	660		660	48,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	660	97.3350	142.60	94,116	1976	1986	0	0	0	48.00	52.00

2 RETAILSTOR – 0% - 0 Heated Area: 660 HX Base Yr



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BASE TAXABLE VALUE	209,291
TOTAL JUST VALUE	263,401
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1528686	REMODEL	0	01/01/2015
E1528687	REMODEL	0	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1956/1869	1/07/2015	WD	Q	I	01	98,000
GRANTOR: TRIMBLE LINDA ET AL						
GRANTEE: BLEXI INVESTMENTS L						
1932/0420	8/13/2014	WD	U	I	16	7,000
GRANTOR: SANDERS GENE JR						
GRANTEE: TRIMBLE LINDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S22 E18 BAS=[YR=1994] E12 N15 W12S15$ N15 E12 N7$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/12/2019 BY KK Total Acres: 0.00 Total Land Value: 154,988 Market: 0 Agricultural: 0 Common: 154,988 PRINTED 08/02/2023 BY SYS