

LOT 12
IN OR 1299/1161
ASKINS FIVE POINTS PB 0/58

PLANTATION CAR WASH INC
PO BOX 15068
FERNANDINA BEACH, FL 32035

2023

00-00-30-0120-0012-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	20	FACE BRICK 50								2604	04	1,480	57.8602	51.64	76,427	1983	1983	0	0	0	23.48	76.52	VALUATION BY STANDARD																
Exterior Wall	29	NONE 50								1 CAR/W SELF - 0% - 0										Heated Area: 1480										HX Base Yr									
Roof Structure	04	WOOD TRUSS 100																																					
Roof Cover	12	MODULAR MT 100																																					
Interior Wall	01	MINIMUM 50																																					
Interior Wall	07	NONE 50																																					
Interior Floor	03	CONC FINSH 100																																					
Ceiling	04	NONE 100																																					
Air Condition	01	NONE 100																																					
Heating Type	01	NONE 100																																					
Fixtures		8 100																																					
Frame	03	MASONRY 100																																					
Story Height		15 100																																					
RMS		1 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
BUD8 Adjustme	05	DIST 1A 100																																					
Occupancy	00	OWNER OCC 100																																					
Quality	03	Quality Level 03																																					
DOR CODE		2610 CAR WASH																																					
MAP NUM										MKT AREA								02																					
NEIGHBORHOOD/LOC		2004.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	200	100	200	7,903																																			
BAS	320	100	320	12,645																																			
BAS	320	100	320	12,645																																			
BAS	320	100	320	12,645																																			
BAS	320	100	320	12,645																																			
TOTALS	1,480		1,480	58,482																																			
EXTRA FEATURES					1921 S 8TH ST, FERNANDINA BEACH																																		
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	0812	CONCRETE C	0	0	0	0	10,160.00	SF	4.00	4.00	100	1983	1983	3	44	17,882																							
2	0443	STK FNC 6'	0	0	0	0	116.00	LF	10.00	10.00	100	2006	2006	3	31	360																							
3	1127	BRICK 8"	0	0	0	0	178.00	SF	11.00	11.00	100	1983	1983	3	80	1,566																							
5	1100	VAC SYSTEM	0	0	0	0	6.00	UT	800.00	800.00	100	1990	1990	3	20	960																							
6	0978	SECURTY LT	0	0	0	0	22.00	UT	450.00	450.00	100	1990	1990	3	29	2,871																							
7	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2005	2005	3	69	6,983																							
8	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2005	2005	3	69	690																							
9	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	1985	1985	3	100	500																							
TOTAL OB/XF 31,812																																							
LAND DESCRIPTION																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	002500	C	SRVC SHOPS	0	0003	CI	100.00	105.00	12,495.00	SF		1.00	1.00	1.00	12.50	12.50	156,188																						
REVIEW DATE 01/14/2021 BY HSA Total Acres: 0.00 Total Land Value: 156,188 Market: 0 Agricultural: 0 Common: 156,188 PRINTED 08/02/2023 BY SYS																																							