

PT LOTS 95 & 96 IN OR 1647/6&8
ESMT IN OR 909/1675 & ESMT IN
OR 882/1348 (EX ESMT IN OR

TURNER ACE HARDWARE FERNANDINA LLC/
5827 ARLINGTON RD
JACKSONVILLE, FL 32211

2023

00-00-30-044B-0095-0010



BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	17	CB STUCCO	60
Exterior Wall	15	CONC BLOCK	40
Roof Structure	10	STEEL FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	06	DRYWALL	60
Interior Wall	05	CUST PANEL	40
Interior Floor	03	CONC FINSH	100
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		5	100
Frame	03	MASONRY	100
Story Height		23	100
RMS		3	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	OWNER OCC	100
Quality	02	Quality Level	02
DOR CODE	1100	STORES,	1 STORY
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	280	100	280	19,665
BAS	8,013	100	8,013	562,770
BAS	352	100	352	24,722
BAS	2,658	100	2,658	186,677
BAS	3,518	100	3,518	247,077
CAN	120	30	36	2,528
PTO	678	5	34	2,388
PTO	582	5	29	2,037
PTO	332	5	17	1,194
UST	900	40	360	25,284
TOTALS	23,861		17,868	1,254,907

** This building has 13 Sub-Areas

2990 S 8TH ST, FERNANDINA BEACH

BLD DATE	01/24/2018	KK
XF DATE	01/24/2018	KK
INC DATE		

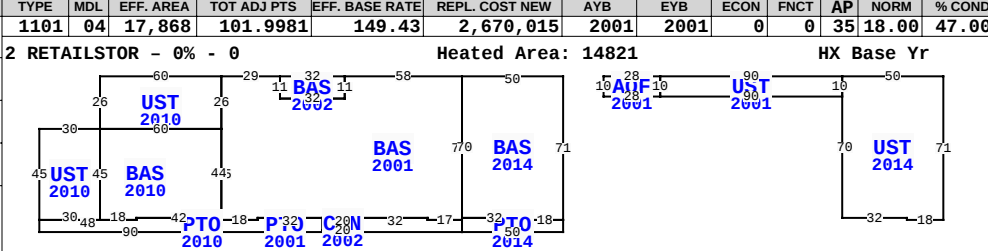
LGL DATE	01/24/2018	KK
LAND DATE		
AG DATE		

EXTRA FEATURES									
L N	OB/ XF CODE	DESCRIPTION	BLD	CAP	L	W			
2	0400	CONC CURB	0	0	0	0			
4	0463	FENCE GATE	0	0	0	0			
5	0422	CL FNC 4'	0	0	0	0			
6	0803	ASPHALT C	0	0	0	0			
7	0972	ST LGHT UN	0	0	0	0			
8	0975	ST LT/ARM	0	0	0	0			
9	0978	SECURTY LT	0	0	0	0			
11	0968	STAIRS	0	0	0	0			
12	0097	AWNING CN	0	0	0	0			
15	0810	CONCRETE A	0	0	0	0			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	001100	C	STORE 1FLR	0	000

REVIEW DATE 01/24/2018 BY KK Total Acres: 0.00 Total Land Value: 1,332,175 Market: 0 Agricultural: 0 Common: 1,332,175 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS



NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 8 Tax Dist:	
BUILDING MARKET VALUE		1,254,907	
TOTAL MARKET OB/XF VALUE		212,790	
TOTAL LAND VALUE - MARKET		1,332,175	
TOTAL MARKET VALUE		2,799,872	
SOH/AGL Deduction		301,995	
ASSESSED VALUE		2,497,877	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,497,877	
TOTAL JUST VALUE		2,799,872	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,679,081	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008456	REPAIR/RRF	52,500	09/25/2017
B1632388	REPLACE WALL HIT/	19,000	05/01/2016
E1427487	TURNER ACE HARDWA	0	04/01/2014
B1428512	ADDITION	708,222	03/01/2014
B1428324	FOUNDATION	100,083	02/01/2014
B1428252	DEMOLITION	1,000	01/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1647/0008	10/29/2009	WD	U	I	15
GRANTOR: N & E GROUP INC					
GRANTEE: TURNER ACE HARDWARE					
1647/0006	10/29/2009	WD	U	I	15
GRANTOR: AMELIA ISLAND STORAGE					
GRANTEE: TURNER ACE HARDWARE					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2001] W58 BAS=[YR=2002] W32 S11 E32 N11 \$ S11 W32 N11 W29 UST=[YR=2010] W60 S26 UST=[YR=2010] W30 S45 PTO=[YR=2010] S6 E90 PTO=[YR=2001] E119 N6 W17 N1 W32 CAN=[YR=2002] W20 S6 E20 N6 \$ S6 W20 N6 W32 S1 W18 S6 \$ N7 W42 S1 W48 \$ E30 N45 \$ E60 N26 \$ S26 BAS=[YR=2010] W60 S45 E18 N1 E42 N44 \$ S45 E18 N1 E84 S1 E17 N71\$ BAS=[YR=2014] S70 PTO=[YR=2014] S7 E50 N6 W18 N1 W32\$ E32 S1 E18 N71 W50\$ PTR=E70 AOF=[YR=2001] E28 UST=[YR=2001] E90 UST=[YR=2014] E50 S71 W18 N1 W32 N70\$ S10 W90 N10\$ S10 W28 N10\$ W70\$.	

REVIEW DATE	01/24/2018	BY	KK	Total Acres: 0.00	Total Land Value: 1,332,175	Market: 0	Agricultural: 0	Common: 1,332,175	PRINTED 08/02/2023 BY SYS
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