

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 70	
Interior Wall	05	DRYWALL 30	
Interior Floo	03	CONC FINSH 100	
Ceiling	03	PART.FIN. 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		12 100	
Frame	05	STEEL 100	
Story Height		18 100	
RMS		12 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	6,000	100	6,000
CAN	750	30	225
TOTALS	6,750		6,225
			470,797

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	NBHD SHOP	- 0%	- 0									Heated Area: 6000 HX Base Yr	
1667 S 8TH ST, FERNANDINA BEACH													
BLD DATE	07/23/2018	KK	LGL DATE	05/25/2023	DC								
XF DATE	07/23/2018	KK	LAND DATE										
INC DATE			AG DATE										

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		349,271	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		436,589	
SOH/AGL Deduction		0	
ASSESSED VALUE		436,589	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		436,589	
TOTAL JUST VALUE		436,589	
NCON VALUE		0	
INCOME VALUE		436,589	
PREVIOUS YEAR MKT VALUE		436,588	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0209413	FOUNDATION	21,360	03/03/2002
09476B02	NEW CONSTR	186,000	03/03/2002
09477B02	NEW CONSTR	3,600	03/03/2002
09414E02	TEMP POLE	2,000	03/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/0476	12/31/2022	QC	U	I	11	100
GRANTOR: RABITAILLE PATRICIA A						
GRANTEE: SMITH RENEE E						
0970/0206	2/08/2001	WD	Q	V		200,000
GRANTOR: BENSON & BENSON INC						
GRANTEE: SMITH RENEE E & PAT						

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
1	0812	CONCRETE C	0	0	0	0	9,940.00	SF	4.00	4.00	100	2002	2002	3	83	33,001	
2	0810	CONCRETE A	0	0	66	3	198.00	SF	6.50	6.50	100	2002	2002	3	83	1,068	
3	0810	CONCRETE A	0	0	27	2	54.00	SF	6.50	6.50	100	2002	2002	3	83	291	
4	0400	CONC CURB	0	0	0	0	369.00	LF	15.00	15.00	100	2002	2002	3	87	4,815	
5	0424	CL FNC 6'	0	0	0	0	310.00	LF	20.00	20.00	100	2002	2002	3	61	3,782	
6	0422	CL FNC 4'	0	0	0	0	48.00	LF	15.00	15.00	100	2002	2002	3	61	439	
8	0646	LWN SPRK H	0	0	0	0	35.00	UT	2.00	2.00	100	2002	2002	3	32	22	
9	6001	ROLLUP DR	0	0	0	0	7.00	UT	400.00	400.00	100	2002	2002	3	21	588	
10	0976	DECORATIVE	0	0	0	0	7.00	UT	125.00	125.00	100	2002	2002	3	61	534	
TOTAL OB/XF 44,540																	

BUILDING NOTES													
BAS=[YR=2002] W150 S40 CAN=[YR=2002] S5 E150 N5 W150\$ E150 N40\$.													

BUILDING DIMENSIONS													
BAS=[YR=2002] W150 S40 CAN=[YR=2002] S5 E150 N5 W150\$ E150 N40\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	001610	C	SH CTR NHD	0	0003	CI	250.00	100.00	31,277.00	SF		1.00	1.00	1.00	12.50	12.50	390,962							