

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	70
Exterior Wall	05	AVERAGE	30
Roof Structure	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	06	CUST PANEL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		16	100
Frame	03	MASONRY	100
Story Height		9	100
RMS		4	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	1100	STORES, 1 STORY	
MAR NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	RETAIL	STOR	- 0%	- 0								
Heated Area: 4563 HX Base Yr												

** This building has 15 Sub-Areas
2742 S 8TH ST, FERNANDINA BEACH

BLD DATE	06/14/2021	KK	LGL DATE	
XF DATE	06/14/2021	KK	LAND DATE	06/14/2021
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		158,306	
TOTAL MARKET OB/XF VALUE		45,560	
TOTAL LAND VALUE - MARKET		1,057,804	
TOTAL MARKET VALUE		1,261,670	
SOH/AGL Deduction		390,206	
ASSESSED VALUE		871,464	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		871,464	
TOTAL JUST VALUE		1,261,670	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,108,541	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010516	CARPETS	59,832	01/27/2023
22010008	REPAIR/RRF	30,000	10/28/2022
B0719880	REMODEL	0	01/01/2007
C19880	CO ISSUED	0	01/01/2007
E985288	NEW CONSTR	3,000	10/01/1998
3849	H/AC	5,700	07/10/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2108/0970	3/22/2017	WD	Q	I	01	750,000
GRANTOR: BG INVESTMENTS OF AME						
GRANTEE: DAVID MENZ INVESTME						
2012/0114	10/30/2015	SW	U	I	12	405,000
GRANTOR: FIRST COAST COMMUNITY						
GRANTEE: BG INVESTMENTS OF A						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,791	100	2,791	91,534
BAS	110	100	110	3,608
BAS	180	100	180	5,903
BAS	1,245	100	1,245	40,831
BAS	102	100	102	3,345
BAS	135	100	135	4,427
CAN	50	30	15	492
CAN	210	30	63	2,066
CAN	265	30	80	2,624
CAN	25	30	8	262
TOTALS	5,363		4,827	158,306

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
2	0972	ST LGHT UN	0	0	0	2.00	UT	2,530.00	2,530.00	100	1984	1984	3	23	1,164	
4	0803	ASPHALT C	0	0	0	28,799.00	SF	2.00	2.00	100	1984	1984	3	50	28,799	
6	4950	BOLLARD	0	0	0	2.00	UT	100.00	100.00	100	1984	1984	3	100	200	
7	0464	FNC GT 10'	0	0	0	2.00	UT	437.50	437.50	100	2020	2020	3	98	858	
8	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	1984	1984	3	22	66	
9	0402	CONC BUMPE	0	0	0	19.00	UT	25.00	25.00	100	1984	1984	3	58	276	
11	0975	ST LT/ARM	0	0	0	2.00	UT	500.00	500.00	100	2000	2000	3	55	550	
12	0446	BOX FNC 6'	0	0	0	449.00	LF	20.00	20.00	100	2018	2018	3	86	7,723	
13	0446	BOX FNC 6'	0	0	0	78.00	LF	20.00	20.00	100	2018	2018	3	86	1,342	
14	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570	

LAND DESCRIPTION		TOTAL OB/XF													41,548									
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	001100	C	STORE 1FLR	0	0004	CG	0.00	0.00	82,965.00	SF		1.00	1.00	0.75	17.00	12.75	1,057,804							

PT OF LOT 54
IN OR 2108/970
SUB PT OF SEC 4 PB 0/59

DAVID MENZ INVESTMENTS LLC
2742 S 8TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-30-0740-0054-0020



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19	0810	CONCRETE A	0	0	24	8	192.00	SF	6.50	6.50	100	2019	2019	3	99	1,236																																																																																								
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REVIEW DATE 06/14/2021 BY KK Total Acres: 0.00 Total Land Value: 1,057,804 Market: 0 Agricultural: 0 Common: 1,057,804 PRINTED 08/02/2023 BY SYS																																																																																																								