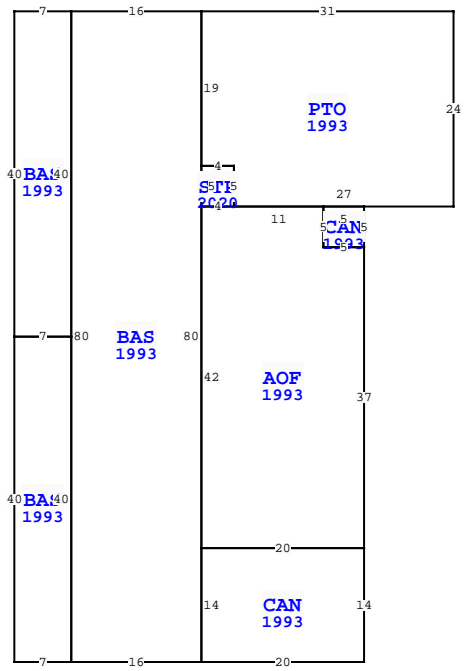




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	60
Exterior Wall	17	CB STUCCO	40
Roof Structure	13	P-STRESS C	100
Roof Cover	04	BUILT-UP	100
Interior Wall	01	MINIMUM	100
Interior Floor	03	CONC FINSH	100
Ceiling	04	NONE	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Fixtures		2	100
Frame	03	MASONRY	100
Story Height		15	100
RMS		5	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level 05	
DOR CODE	2500	REPAIR SERVICE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
AOF	815	100	815
BAS	280	100	280
BAS	280	100	280
BAS	1,280	100	1,280
CAN	25	30	8
CAN	280	30	84
PTO	724	5	36
STP	20	10	2
TOTALS	3,704		2,785
			311,761

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	FULLCARWSH	- 0%	- 0									Heated Area: 2655	
HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			411,095
TOTAL MARKET OB/XF VALUE			51,285
TOTAL LAND VALUE - MARKET			455,000
TOTAL MARKET VALUE			917,380
SOH/AGL Deduction			249,040
ASSESSED VALUE			668,340
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			668,340
TOTAL JUST VALUE			917,380
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			689,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008050	REROOF	21,000	09/24/2019
19006373	REMODEL - XFOB	180,000	08/13/2019
19005487	DEMOLITION	25,000	06/27/2019
PRC7	NEW CONSTR	290,000	05/21/1992
8107	NEW CONSTR	290,000	05/21/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2207/0229	6/29/2018	WD Q	Q	I	01	775,000
GRANTOR: FOWLER ENTERPRISES FL						
GRANTEE: EIGHT FLAGS PROPERT						
2197/0757	5/08/2018	SW U	U	I	30	100
GRANTOR: FOWLER ENTERPRISES IN						
GRANTEE: FOWLER ENTERPRISES						

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	0803	ASPHALT C	0	0	0	0	13,971.00	SF	2.00	2.00	100	1992	1992	3	50	13,971	
2	0811	CONCRETE B	0	0	0	0	505.00	SF	5.20	5.20	100	1992	1992	3	66	1,733	
5	0400	CONC CURB	0	0	0	0	399.00	LF	15.00	15.00	100	1992	1992	3	74	4,429	
6	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	1992	1992	3	74	111	
10	6001	ROLLUP DR	0	0	0	0	4.00	UT	400.00	400.00	100	1993	1993	3	20	320	
11	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1993	1993	3	36	324	
13	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	1993	1993	3	100	500	
14	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	1992	1992	3	74	37	
15	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	1992	1992	3	100	300	
16	0810	CONCRETE A	0	0	19	4	76.00	SF	6.50	6.50	100	1992	1992	3	66	326	

TOTAL OB/XF													
22,051													
BLD DATE	04/05/2021	KK	LGL DATE										
XF DATE	04/05/2021	KK	LAND DATE	06/06/2023									
INC DATE			AG DATE	DC									

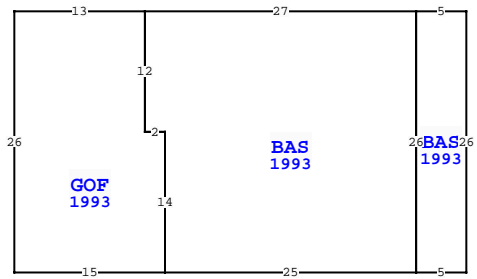
BUILDING NOTES													

BUILDING DIMENSIONS													
PTO=[YR=1993] W31 BAS=[YR=1993] W16 BAS=[YR=1993] W7 S40													
BAS=[YR=1993] S40 E7 N40 W7\$ E7 N40\$ S80 E16 CAN=[YR=1993]													
E20 N14 AOF=[YR=1993] N37 CAN=[YR=1993] N5 W5 S5 E5\$ W5 N5													
W11 STP=[YR=2020] N5 W4 S5 E4\$ W4 S42 E20\$ W20 S14\$ N80\$ S19													
E4 S5 E27 N24\$.													

LAND DESCRIPTION														TOTAL OB/XF													
														22,051													
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		CI	182.00	200.00	36,400.00	SF		1.00	1.00	1.00	12.50	12.50	455,000										

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	70
Exterior Wall	17	CB STUCCO	30
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	01	MINIMUM	100
Interior Floor	03	CONC FINSH	100
Ceiling	04	NONE	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Fixtures		4	100
Frame	03	MASONRY	100
Story Height		15	100
RMS		3	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2501	04	1,435	94.5088	83.40	119,679	1992	2002	0	0	17.00	83.00		
2 SERV SHOP - 0% - 0 Heated Area: 1170 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			8
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			411,095
TOTAL MARKET OB/XF VALUE			51,285
TOTAL LAND VALUE - MARKET			455,000
TOTAL MARKET VALUE			917,380
SOH/AGL Deduction			249,040
ASSESSED VALUE			668,340
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			668,340
TOTAL JUST VALUE			917,380
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			689,588

Quality	05	Quality Level 05
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2004.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	130	100
BAS	674	100
GOF	366	110
UBM	650	35
TOTALS	1,820	1,435

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	130	100	130	8,999
BAS	674	100	674	46,656
GOF	366	110	403	27,896
UBM	650	35	228	15,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2207/0229	6/29/2018	WD Q	Q	I	01	775,000
GRANTOR: FOWLER ENTERPRISES FL						
GRANTEE: EIGHT FLAGS PROPERT						
2197/0757	5/08/2018	SW U	U	I	30	100
GRANTOR: FOWLER ENTERPRISES IN						
GRANTEE: FOWLER ENTERPRISES						

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
17	0810	CONCRETE A	0	0	19	4	76.00	SF	6.50	6.50	100	1992	1992	3	66	326	
18	0803	ASPHALT C	0	0	0	0	8,409.00	SF	2.00	2.00	100	1992	1992	3	50	8,409	
19	0476	VF 6 SBPL	0	0	0	0	31.00	LF	32.00	32.00	100	2017	2017	3	94	932	
20	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	94	564	
21	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	2020	2020	3	93	744	
22	0810	CONCRETE A	0	0	21	15	315.00	SF	6.50	6.50	100	2020	2020	3	99	2,027	
23	0810	CONCRETE A	0	0	20	15	300.00	SF	6.50	6.50	100	2020	2020	3	99	1,931	
24	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2020	2020	3	99	25	
25	0819	CONC 12"	0	0	0	0	162.00	SF	9.50	9.50	100	2020	2020	3	99	1,524	
26	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	2020	2020	3	100	300	

1690 S 8TH ST, FERNANDINA BEACH													
BLD DATE	04/05/2021	KK	LGL DATE										
XF DATE	04/05/2021	KK	LAND DATE	06/06/2023									
INC DATE			AG DATE	DC									

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W5 BAS=[YR=1993] W27 GOF=[YR=1993] W13 S26 E15			
N14 W2 N12 S S12 E2 S14 E25 N26S S26 E5 N26\$ PTR=E20			
UBM=[YR=1993] E25 S26 W25 N26\$ W20\$.			

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

