



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	3	100
Frame	03	MASONRY 100
Story Height	12	100
RMS	2	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 02

NEIGHBORHOOD/LOC 2004.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	48,816
CAN	180	30	54	3,661
FCP	350	30	105	7,119
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SFB	2,592	80	2,074	140,617
TOTALS	4,192		3,058	207,332

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0803	ASPHALT C	0	0	0	7,334.00	SF	2.00	2.00	100	1968
2	0810	CONCRETE A	0	0	0	359.00	SF	6.50	6.50	100	1968
3	0381	COOLER	0	0	9	144.00	SF	82.50	82.50	100	1980
4	0400	CONC CURB	0	0	0	90.00	LF	15.00	15.00	100	1968
5	1123	CB 8"	0	0	113	565.00	SF	6.15	6.15	100	1968

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001100	C	STORE 1FLR	0	0004	CG	0.00	0.00	10,063.00	SF	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1101	04	3,058	92.5600	135.60	414,665	1968	1968	0	0	0	50.00	50.00	
1 RETAILSTOR - 0% - 0 Heated Area: 2794 HX Base Yr													
2112 S 8TH ST, FERNANDINA BEACH													
BLD DATE 01/12/2021 KK LGL DATE 01/12/2021 KK AG DATE 01/12/2021 KK													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 8
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		207,332	
TOTAL MARKET OB/XF VALUE		11,228	
TOTAL LAND VALUE - MARKET		157,234	
TOTAL MARKET VALUE		375,794	
SOH/AGL Deduction		148,164	
ASSESSED VALUE		227,630	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		227,630	
TOTAL JUST VALUE		375,794	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		290,710	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010512	ROOF	6,000	12/01/2020
B1327330	REPAIR/RRF	800	06/01/2013
B940210	REPAIR/RRF	5,625	06/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
0758/0060	4/25/1996	WD	U	I	07	100	
GRANTOR: APPLEWHITE MARGARET E							
GRANTEE: 5-POINTS PACKAGE ST							
0608/1299	10/03/1990	WD	U	I	01	100	
GRANTOR: 5 PTS PACKAGE STORE							
GRANTEE: APPLEWHITE MARGARET							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W36 FCP=[YR=1993] W14 S25 E14 N25\$ S20											
CAN=[YR=1993] S5 E36 FCP=[YR=1993] E14 N25 W14S25\$ N5W36\$ E36											
N20\$ SFB=[YR=1993] N72 W36 S72 E36\$.											