UNIT 2
IN OR 1736/24
NASSAU PROFESSIONAL PLAZA

I BEAN LLC
2338 SOUTH 8TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-30-1401-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
View Lump Sum	TYPICAL	TYPICAL 100
Desirability	FLAT	FLAT 100
Balcony	FOP	FOP 100
Parking	OPEN	OPEN 100
Quality	04	Quality Level 04
DOR CODE	0417	CONDO OFFICE
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2037.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1458500		0				1998	1998	100	100	0		

1 CONDO – 0% - 0 SQFT=3891 HX Base Yr

2338 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	618,669
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	618,669
SOH/AGL Deduction	10,895
ASSESSED VALUE	607,774
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	607,774
TOTAL JUST VALUE	618,669
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	552,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1736/0024	4/29/2011	WD	Q	I	01	550,000

GRANTOR: MILLER LEE & MCCARROL

GRANTEE: I BEAN LLC

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/29/2022 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS