

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	07	ASB SHNGLE	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	50
Roof Cover	12	MODULAR MT	50
Interior Wall	02	WALL BD/WD	100
Interior Floor	12	HARDWOOD	100
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		3	100
Frame	02	WOOD FRAME	100
Story Height		10	100
RMS		10	100
Stories	2.	2.	100
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	OWNER OCC	100
Quality	03	Quality Level	03
DOR CODE	1100	STORES, 1	STORY
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	950	100	950
CAN	95	30	28
FOP	95	30	28
FUS	494	100	494
TOTALS	1,634		1,500
			15,892

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1	RETAILSTOR	- 0%	- 0										
					Heated Area: 1444								
					HX Base Yr								
BLD DATE 10/08/2021 KK LGL DATE XF DATE 10/08/2021 KK LAND DATE 10/08/2021 KK INC DATE AG DATE													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			70,239
TOTAL MARKET OB/XF VALUE			3,662
TOTAL LAND VALUE - MARKET			400,000
TOTAL MARKET VALUE			473,901
SOH/AGL Deduction			473,791
ASSESSED VALUE			110
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			110
TOTAL JUST VALUE			473,901
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			400,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200036	REMODEL	25,000	10/22/2020
20053139	REMODEL	1,000	12/09/2005
20010814	REPAIR/RRF	3,000	04/30/2001
10186-B	NEW CONSTR	16,000	12/09/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2577/0149	6/15/2022	QC	U	I	11	100
GRANTOR: HORAK WILLIAM						
GRANTEE: MCLANE JENNIFER F/K						
2319/0206	11/15/2019	WD	Q	I	01	335,000
GRANTOR: ASBERRY RICKEY D						
GRANTEE: HORAK WILLIAM S & J						

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	0819	CONC 12"	0	0	2	8		16.00	SF 4.75	100	1960	1960	3	20	15	
2	0810	CONCRETE A	0	0	7	3		21.00	SF 6.50	100	1960	1960	3	20	27	
3	0825	BRICK	0	0	0	0		84.00	SF 12.50	100	1997	1997	3	93	977	
4	0646	LWN SPRK H	0	0	0	0		8.00	UT 2.00	100	1997	1997	3	21	3	
5	0810	CONCRETE A	0	0	21	17		357.00	SF 6.50	100	2021	2021	3	100	2,321	
6	0810	CONCRETE A	0	0	7	7		49.00	SF 6.50	100	2021	2021	3	100	319	
														TOTAL OB/XF	3,662	

BUILDING NOTES													
219 S 8TH ST, FERNANDINA BEACH													

BUILDING DIMENSIONS													
BAS=[YR=1993] W19 S50 CAN=[YR=1993] S5 E19 N5 W19 \$ E19 N50 \$ PTR= E15 FUS=[YR=1993] E19 S26 FOP=[YR=1993] S5 W19 N5 E19 \$ W19 N26 \$ W15 \$ .													

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	001100	C	STORE 1FLR	0	0003	C-3	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	40.00	40.00	400,000							

