

BLOCK 129 LOT 1
IN OR 2425/636
CITY OF FDNA BEACH

8TH & CEDAR LLC/
302 S 8TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0129-0010



BUILDING CHARACTERISTICS			CONSTRUCTION		
Exterior Wall	15	CONC BLOCK 50			
Exterior Wall	17	CB STUCCO 50			
Roof Structure	09	RIDGE FRME 100			
Roof Cover	04	BUILT-UP 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 90			
Interior Floor	03	CONC FINSH 10			
Ceiling	03	PART.FIN. 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		14 100			
Frame	03	MASONRY 100			
Story Height		13 100			
RMS		7 100			
Stories	1.	1. 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		1095.00			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,962	100	3,962	280,012
SFB	884	80	707	49,967
TOTALS	4,846		4,669	329,979

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0802	ASPHALT B	0	0	0	0	4,482.00	SF	2.40	2.40	
3	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	
4	0810	CONCRETE A	0	0	45	5	225.00	SF	6.50	6.50	
5	0098	AWNING MTL	0	0	14	4	56.00	SF	13.00	13.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001100	C	STORE 1FLR	0	0003	MU-8	100.00	100.00	10,000.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	% COND
1101	04	4,669	104.8723	153.64	717,345	1952	1992	0	0	20	34.00
1 RETAILSTOR - 0% - 0 Heated Area: 4669 HX Base Yr											
302 S 8TH ST, FERNANDINA BEACH											
BLD DATE	12/16/2021	KK	LGL DATE	12/16/2021	KK	LAND DATE	12/16/2021	KK			
XF DATE	12/16/2021	KK	AG DATE								
INC DATE											

TOTAL OB/XF											
11,050											

NASSAU COUNTY PROPERTY				PAGE 1 of 1			
VALUATION SUMMARY				STANDARD			
VALUATION BY				Tax Group: 2			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				329,979			
TOTAL MARKET OB/XF VALUE				11,050			
TOTAL LAND VALUE - MARKET				400,000			
TOTAL MARKET VALUE				741,029			
SOH/AGL Deduction				50,374			
ASSESSED VALUE				690,655			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				690,655			
TOTAL JUST VALUE				741,029			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				627,868			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210188	REMODEL-ATL HAIR	100,000	07/14/2021
20162095	REMODEL	85,000	08/03/2016
20040292	REPAIR/RRF	7,000	02/19/2004
20020897	SIGN	800	05/24/2002
9340B	REMODEL	3,000	10/03/1995
4869	ADDITION	3,200	05/31/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2425/0636	1/12/2021	WD	Q	I	05	730,000	
GRANTOR: MOONEY STEPHANIE & WI							
GRANTEE: 8TH & CEDAR LLC							
2170/0792	12/20/2017	WD	U	I	11	100	
GRANTOR: MOONEY STEPHANIE							
GRANTEE: MOONEY STEPHANIE L/							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W54 SFB=[YR=1993] W26 S34 E26 N34\$ S34 W20 S28 E20 S1 E54 N63\$.											