

BLOCK 134 LOT 4 N1/2 OF 5
IN OR 1970/1293
CITY OF FDNA BEACH

BIG OAK ON 8TH LLC/
608 S 8TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0134-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	00	100
Frame	03	MASONRY 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,350	100	1,350	71,463
CAN	100	30	30	1,588
TOTALS	1,450		1,380	73,050

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
1	0803	ASPHALT C	0	0	0	4,251.00	SF	2.00	2.00	100	1985	1985	3	50
2	0971	ST LGHT OV	0	0	0	1.00	UT	1,555.00	1,555.00	100	1993	1993	3	36
8	0810	CONCRETE A	0	0	27	135.00	SF	6.50	6.50	100	2016	2016	3	97
9	4950	BOLLARD	0	0	0	2.00	UT	100.00	100.00	100	2016	2016	3	100
10	0810	CONCRETE A	0	0	20	360.00	SF	6.50	6.50	100	2016	2016	3	97
11	0402	CONC BUMPE	0	0	0	14.00	UT	25.00	25.00	100	2015	2015	3	97
12	0400	CONC CURB	0	0	0	272.00	LF	15.00	15.00	100	2016	2016	3	98
13	0855	CONC PAVER	0	0	0	778.00	SF	10.00	10.00	100	2016	2016	3	97
14	0443	STK FNC 6'	0	0	0	39.00	LF	10.00	10.00	100	2016	2016	3	78
15	0855	CONC PAVER	0	0	0	107.00	SF	10.00	10.00	100	2016	2016	3	97

LAND DESCRIPTION														
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
1	001100	C	STORE 1FLR	0	0003	MU-8	0.00	0.00	10,000.00	SF		1.00	1.00	0.80
2	001100	C	STORE 1FLR	0		MU-8	50.00	100.00	5,000.00	SF		1.00	1.00	0.85

REVIEW DATE 01/20/2022 BY KK

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
1101	04	1,380	72.2689	105.87	146,101	1950	1980	0	0	0	50.00	50.00		
1 RETAILSTOR - 0% - 0 Heated Area: 1350 HX Base Yr														
432 S 8TH ST, FERNANDINA BEACH														
BLD DATE 01/20/2022 KK LGL DATE 01/20/2022 KK AG DATE 01/20/2022 KK														

TOTAL OB/XF														
21,359														

TOTAL OB/XF														
21,359														

Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		163,030	
TOTAL MARKET OB/XF VALUE		24,823	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		462,853	
SOH/AGL Deduction		222,350	
ASSESSED VALUE		240,503	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		240,503	
TOTAL JUST VALUE		462,853	
NCON VALUE		24,824	
INCOME VALUE		474,188	
PREVIOUS YEAR MKT VALUE		447,600	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161272	RELOCATE BATHROOM	3,000	05/01/2016
20161078	INSTALL 4 TON UNI	7,000	04/18/2016
20160994	CONSTRUCT SIGN	750	04/12/2016
20160923	WIRING FOR BUILD0	2,300	04/06/2016
20160775	INTERIOR UPGRADE	30,000	03/23/2016
20160791	RELOCATE PANEL	550	03/23/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1970/1293	3/27/2015	WD	Q	I	01	160,000	
GRANTOR: DEES GORDON & SHARON							
GRANTEE: BIG OAK ON 8TH LLC							
0335/0011	4/01/1981	WD	Q	I		55,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=1993] W45 S30 E23 CAN=[YR=2016] S10 E10 N10 W10\$ E22 N30\$.														

PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Floor	05	DRYWALL 40
Interior Floor	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	10	100
Frame	03	MASONRY 100
Story Height	8	100
RMS	5	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	1095.00	01

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	211	100	211	13,408
BAS	795	100	795	50,519
BAS	240	100	240	15,251
CAN	120	30	36	2,288
CAN	154	30	46	2,923
UST	220	40	88	5,592

TOTALS	1,740		1,416	89,980
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
16	0424	CL FNC 6'	0	0	0	211.00	LF	15.00	
17	0463	FENCE GATE	0	0	0	2.00	UT	300.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1101	04	1,416	86.7510	127.09	179,959	1983	1983	0	0	0	50.00	50.00	
2 RETAILSTOR - 0% - 0 Heated Area: 1246 HX Base Yr													

432 S 8TH ST, FERNANDINA BEACH	BLD DATE	01/20/2022	KK	LGL DATE	
	XF DATE	01/20/2022	KK	LAND DATE	01/20/2022
	INC DATE			AG DATE	

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
16	0424	CL FNC 6'	0	0	0	211.00	LF	15.00	15.00	100	2016	2016	3	92	2,912	
17	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	92	552	

TOTAL OB/XF										3,464						
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

NASSAU COUNTY PROPERTY				PAGE 2 of 2	2
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Tax Group: 2		Tax Dist:			
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INCOME VALUE		474,188			
PREVIOUS YEAR MKT VALUE		447,600			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151951	REMODEL	14,500	08/24/2015
20151365	RE-ROOF	12,500	06/15/2015
20150857	H/AC	2,000	04/22/2015
20121848	SIGN	1	09/05/2012
20110597	SIGN	60	04/21/2011
20071023	REPAIR/RRF	4,300	06/07/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1970/1293	3/27/2015	WD	Q	I	01	160,000
GRANTOR: DEES GORDON & SHARON						
GRANTEE: BIG OAK ON 8TH LLC						
0335/0011	4/01/1981	WD	Q	I		55,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1994] W24 S10 BAS=[YR=1993] S30 E2 CAN=[YR=1993] S6 E20 N6 W20\$ E22 N10 CAN=[YR=1993] E22 N7 BAS=[YR=1993] N13 UST=[YR=1993] N10 W22 S10 E22\$ W13 S7 W6 S4 W3 S2 E22\$ W22 S7 \$ N9 E3 N4 E6 N7 W33\$ E24 N10\$.									