



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY																
Exterior Wall	15	CONC BLOCK 80	1101	04	1,509	105.6573	154.79	233,578	1945	1990	0	0	10	38.00	52.00	VALUATION BY																
Exterior Wall	28	GLASS THRM 20	1 RETAILSTOR - 0% - 2023										Heated Area: 1447										HX Base Yr									
Roof Structure	04	WOOD TRUSS 100											VALUATION BY										Tax Group: 2									
Roof Cover	12	MODULAR MT 100											Tax Dist:										BUILDING MARKET VALUE									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										322,659									
Interior Floor	13	LVT/LAMNT 100											TOTAL LAND VALUE - MARKET										10,876									
Ceiling	02	F.NOT SUS 100											TOTAL MARKET VALUE										300,000									
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										633,535									
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										0									
Fixtures	03	MASONRY 100											TOTAL EXEMPTION VALUE										633,535									
Frame	03	MASONRY 100											BASE TAXABLE VALUE										633,535									
Story Height	9	100											TOTAL JUST VALUE										0									
RMS	4	100											NCON VALUE										3,557,621									
Stories	1.	1. 100											INCOME VALUE										473,412									
Units	0	100																														
BUD8 Adjustme	02	DIST FB 100																														
Occupancy	00	NONE 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	1,447	100	1,447	116,470																												
CAN	205	30	62	4,990																												
TOTALS	1,652		1,509	121,461																												
EXTRA FEATURES					626 S 8TH ST, FERNANDINA BEACH																											
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	0803	ASPHALT C	0	0	0	0	5,009.00	SF	2.00	2.00	100	2001	2001	3	50	5,009																
3	1242	WD DECK A	0	0	0	0	789.00	SF	10.00	10.00	100	2010	2010	3	50	3,945																
5	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	2001	2001	3	86	194																
6	0649	LIGHTS-GD	0	0	0	0	2.00	SF	225.00	225.00	100	2001	2001	3	20	90																
7	0648	LIGHTS-AV	0	0	0	0	1.00	UT	140.00	140.00	100	2001	2001	3	20	28																
8	0443	STK FNC 6'	0	0	0	0	59.00	LF	10.00	10.00	100	2001	2001	3	20	118																
9	0962	SKYLIGHT	0	0	0	0	3.00	UT	250.00	250.00	100	2001	2001	3	82	615																
10	0978	SECURTY LT	0	0	0	0	1.00	UT	225.00	225.00	100	2001	2001	3	58	131																
11	0825	BRICK	0	0	0	0	22.00	SF	12.50	12.50	100	2001	2001	3	95	261																
12	1242	WD DECK A	0	0	7	4	28.00	SF	10.00	10.00	100	2010	2010	3	50	140																
LAND DESCRIPTION										TOTAL OB/XF										10,531												
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	MU-8	100.00	100.00	10,000.00	SF	1.00	1.00	1.00	30.00	30.00	300,000															
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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	11 BD/BTN AVG 80
Exterior Wall	05 AVERAGE 20
Roof Structure	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 70
Interior Wall	02 WALL BD/WD 30
Interior Floor	12 HARDWOOD 50
Interior Floor	15 HARDTILE 50
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	22 100
Frame	02 WOOD FRAME 100
Story Height	9 100
RMS	6 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Quotaency	00 00E1190Level 03
DOR CODE	1100STORES, 1 STORY
MAP NUM	
NEIGHBORHOOD/LOC	1095.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	% COND
1101	04	2,664	99.1380	145.24	386,919	1945	1990	0	0	10	52.00
2 RETAILSTOR - 0% - 2023											
Heated Area: 2572											
HX Base Yr											

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VALUATION SUMMARY		2
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	322,659	
TOTAL MARKET OB/XF VALUE	10,876	
TOTAL LAND VALUE - MARKET	300,000	
TOTAL MARKET VALUE	633,535	
SOH/AGL Deduction	0	
ASSESSED VALUE	633,535	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	633,535	
TOTAL JUST VALUE	633,535	
NCON VALUE	0	
INCOME VALUE	3,557,621	
PREVIOUS YEAR MKT VALUE	473,412	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	570	100	570	43,049
BAL	102	15	15	1,133
BAS	780	100	780	58,909
BAS	989	100	989	74,694
CAN	28	30	8	604
CAN	190	30	57	4,305
DCK	40	10	4	302
FUS	233	100	233	17,597
STR	75	10	8	604
TOTALS	3,007		2,664	201,198

626 S 8TH ST, FERNANDINA BEACH

BLD DATE	10/04/2021	KK	LGL DATE	
XF DATE	10/04/2021	KK	LAND DATE	10/04/2021
INC DATE			AG DATE	

EXTRA FEATURES										626 S 8TH ST, FERNANDINA BEACH				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		
13	1242	WD DECK A	0	0	15	6	90.00		SF	10.00	10.00	100	2000	2000	3	20	180			
14	0443	STK FNC 6'	0	0	0	0	17.00		LF	10.00	10.00	100	2021	2021	3	97	165			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052620	ADDITION	2,000	09/07/2005
20052352	SIGN	300	08/02/2005
2003496	ADDITION	25,000	07/17/2000
2002278	REMODEL	1,100	02/23/2000
990394	REMODEL	2,000	05/11/1999
10388	REMODEL	10,000	03/19/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2634/159	10/11/2022	SW U	I	I	11
GRANTOR: SIROCKMAN WILLIAM & A					
GRANTEE: GUS 626 LLC					
2385/0546	8/17/2020	LE U	I	I	11
GRANTOR: SIROCKMAN WILLIAM M &					
GRANTEE: SIROCKMAN WILLIAM M					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W40 BAS=[YR=1993] W39 S20 E39 N20\$ S20 CAN=[YR=2002] S10 E6 CAN=[YR=2002] S4 E7 N4 W7\$ E13 N10 W19\$ E19 S9 E21 N29\$ PTR= N40 BAL=[YR=2001] E17 STR=[YR=2001] E15 DCK=[YR=2001] E8 S5 W8 N5\$ S5 W15 N5\$ S6 APT=[YR=2001] E2 FUS=[YR=2001] E21 S20 W4 N11 W17 N9\$ S30 W19 N30 E17\$ W17 N6\$ S40\$.											

LAND DESCRIPTION										TOTAL OB/XF										345									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					