BLK 153 LOTS 7 8 25 26 27 28
IN OR 1450/1043
CITY OF FDNA BEACH

CATS ANGELS INC SPCA
PO BOX 16072
FERNANDINA BEACH, FL 32035-3118

2023

00-00-31-1800-0153-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		14 100
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	OO	OWNER OCC 100
Quality	03	Quality Level 03

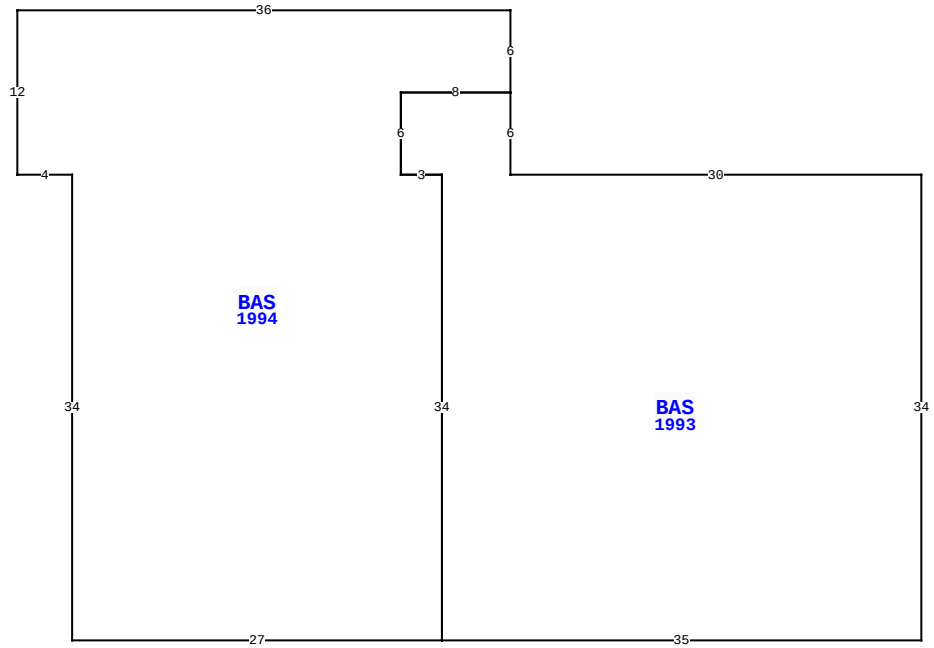
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1095.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,238	100	1,238	88,103
BAS	1,302	100	1,302	92,657
TOTALS	2,540		2,540	180,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,540	97.1568	142.33	361,518	1935	1970	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 2540 HX Base Yr



705 S 8TH ST, FERNANDINA BEACH

BLD DATE	07/11/2019	KK	LGL DATE	
XF DATE	07/11/2019	KK	LAND DATE	07/11/2019 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		200,353
TOTAL MARKET OB/XF VALUE		11,583
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		711,936
SOH/AGL Deduction		412,633
ASSESSED VALUE		299,303
TOTAL EXEMPTION VALUE	10	299,303
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		711,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190009	REPAIR/RRF - ROOF	6,075	05/23/2019
20150040	H/AC	2,900	01/08/2015
20141753	H/AC	3,550	08/11/2014
20101550	XFOB	500	09/10/2010
20080455	SIGN	300	04/08/2008
20080066	OTHER	1,500	01/16/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/1043	10/06/2006	WD	Q	I		310,000
GRANTOR: NASSAU COMMERCIAL PRO						
GRANTEE: CATS ANGELS INC SPC						
1092/1453	11/06/2002	WD	Q	I		170,000
GRANTOR: PALMER SCOTT M						
GRANTEE: NASSAU COMMERCIAL P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 N6 BAS=[YR=1994] N6W36 S12E4 S34 E27N34W3N6E8$W8S6E3 S34E35N34$.

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
1	0431	CL FNC 8B	0	0	0	0	235.00	LF	12.50	12.50	100	1980	1980	3	20	588	
3	0810	CONCRETE A	0	0	34	5	170.00	SF	6.50	6.50	100	1970	1970	3	22	243	
5	0810	CONCRETE A	0	0	32	4	128.00	SF	6.50	6.50	100	2000	2000	3	80	666	
7	0940	SHEDS/PORT	0	0	14	10	140.00	SF	30.00	30.00	100	2006	2006	3	31	1,302	
8	0940	SHEDS/PORT	0	0	14	6	84.00	SF	30.00	30.00	100	2010	2010	3	50	1,260	
9	0443	STK FNC 6'	0	0	0	0	85.00	LF	10.00	10.00	100	1990	1990	3	20	170	
10	0424	CL FNC 6'	0	0	0	0	12.00	LF	20.00	20.00	100	2008	2008	3	76	182	
11	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2008	2008	3	76	532	
12	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1980	1980	3	20	140	
13	0443	STK FNC 6'	0	0	0	0	9.00	LF	10.00	10.00	100	2005	2005	3	27	24	

TOTAL OB/XF 5,107

LAND DESCRIPTION

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
1	001100	C	STORE 1FLR	0	0003	MU-8	50.00	100.00	10,000.00	SF		1.00	1.00	1.00	30.00	30.00	300,000							
2	001100	C	STORE 1FLR	0		MU-8	100.00	100.00	5,000.00	SF		1.00	1.00	1.00	40.00	40.00	200,000							

REVIEW DATE 03/28/2022 BY DCA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/02/2023 BY SYS

BLK 153 LOTS 7 8 25 26 27 28
IN OR 1450/1043
CITY OF FDNA BEACH

CATS ANGELS INC SPCA
PO BOX 16072
FERNANDINA BEACH, FL 32035-3118

2023

00-00-31-1800-0153-0070

BUILDING CHARACTERISTICS

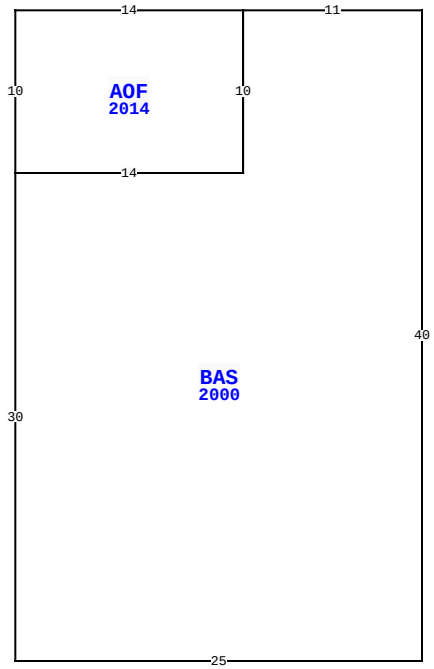
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	05	STEEL 100
Story Height		11 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
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
AOF	140	185	259	4,535
BAS	860	100	860	15,059
TOTALS	1,000		1,119	19,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	1,119	73.7289	35.02	39,187	2000	2000	0	0	0	50.00	50.00

3 PREFAB MTL – 0% - 0 Heated Area: 1000 HX Base Yr



705 S 8TH ST, FERNANDINA BEACH

BLD DATE	07/11/2019	KK	LGL DATE		
XF DATE	07/11/2019	KK	LAND DATE	07/11/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

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TOTAL EXEMPTION VALUE	10	299,303
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		711,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071606	REPAIR/RRF	12,500	08/27/2007
20071132	H/AC	4,000	06/18/2007
20070066	TEMP POLE	1,200	01/16/2007
20070033	H/AC	3,000	01/06/2007
20042329	H/AC	3,000	12/13/2004
990788	XFOB	12,000	07/06/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1450/1043	10/06/2006	WD	Q	I		310,000
GRANTOR: NASSAU COMMERCIAL PRO						
GRANTEE: CATS ANGELS INC SPC						
1092/1453	11/06/2002	WD	Q	I		170,000
GRANTOR: PALMER SCOTT M						
GRANTEE: NASSAU COMMERCIAL P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W11AOF=[YR=2014] W14S10E14 N10$S10W14S30E25
N40 $.

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
14	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	69	207	
15	0812	CONCRETE C	0	0	0	0	1,057.00	SF	4.00	4.00	100	2007	2007	3	89	3,763	
16	0810	CONCRETE A	0	0	0	0	51.00	SF	6.50	6.50	100	2007	2007	3	89	295	
17	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2007	2007	3	92	23	
18	0851	PATIO STON	0	0	0	0	153.00	SF	0.75	0.75	100	2000	2000	3	80	92	
19	0370	CHICKEN HS	0	0	0	0	550.00	SF	2.00	2.00	100	2010	2010	3	64	704	
20	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2000	2000	3	55	1,392	

LAND DESCRIPTION

TOTAL OB/XF 6,476

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 03/28/2022 BY DCA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/02/2023 BY SYS