BLOCK 153 LOTS 17 18 19 & 20
CITY OF FDNA BEACH

JHB CUSTOM TRIM LLC/
96091 ESTATE DRIVE
YULEE, FL 32097

2023

00-00-31-1800-0153-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

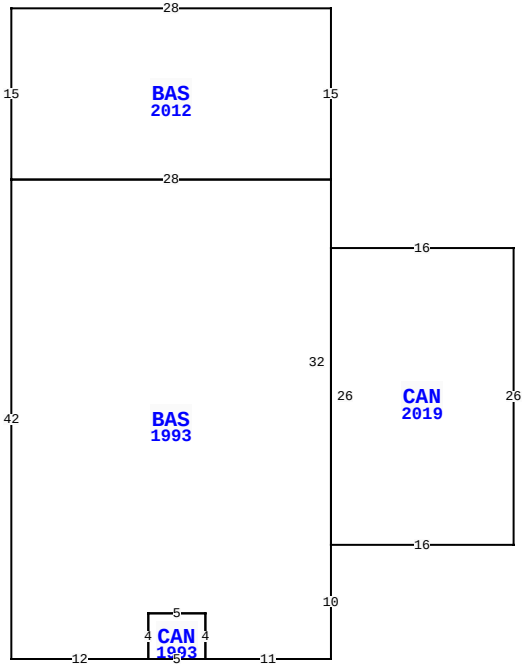
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	02	SHED 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	11	CLAY TILE 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		14 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	04	Quality Level 04
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1095.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,156	100	1,156	202,377
BAS	420	100	420	73,528
CAN	20	30	6	1,051
CAN	416	30	125	21,883
TOTALS	2,012		1,707	298,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,707	134.0089	190.29	324,825	1930	2010	0	0	0	8.00	92.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 1576 HX Base Yr



731 S 8TH ST, FERNANDINA BEACH

BLD DATE	03/30/2020	KK	LGL DATE	
XF DATE	03/30/2020	KK	LAND DATE	03/30/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	298,839
TOTAL MARKET OB/XF VALUE	18,339
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	617,178
SOH/AGL Deduction	243,965
ASSESSED VALUE	373,213
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	373,213
TOTAL JUST VALUE	617,178
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	379,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190043	REMODEL	25,000	06/14/2019
990143	REMODEL	2,000	03/30/1999
984926	REMODEL	2,500	02/04/1999
9546B	REMODEL	2,500	01/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2264/1825	3/28/2019	WD	Q	I	01	325,000
GRANTOR: TAYLOR DONALD W						
GRANTEE: JHB CUSTOM TRIM LLC						
0857/1034	12/02/1998	WD	Q	I		85,000
GRANTOR: DOORN TIMOTHY						
GRANTEE: TAYLOR DONALD W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W28 S15 BAS=[YR=1993] S42 E12 CAN=[YR=1993] E5 N4 W5 S4$ N4 E5 S4 E11 N10 CAN=[YR=2019] E16 N26 W16 S26$ N32 W28$ E28 N15$.

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
2	0855	CONC PAVER	0	0	0	0	1,136.00	SF	10.00	10.00	100	2019	2019	3	99	11,246	
3	0446	BOX FNC 6'	0	0	0	0	46.00	LF	20.00	20.00	100	2019	2019	3	90	828	
4	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	100	2020	2020	3	93	5,580	
5	0446	BOX FNC 6'	0	0	0	0	21.00	LF	20.00	20.00	100	2020	2020	3	93	391	
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294	

LAND DESCRIPTION

TOTAL OB/XF 18,339

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	001700	C	1STORY OFF	0	0003	MU-8	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	30.00	30.00	300,000							

REVIEW DATE 03/28/2022 BY DC Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS