BLOCK 159 LOTS 15 16
IN OR 2540/598
CITY OF FDNA BEACH

MARTYS CONCIERGE SERVICES INC
501 CENTRE STREET #103
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0159-0150

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02

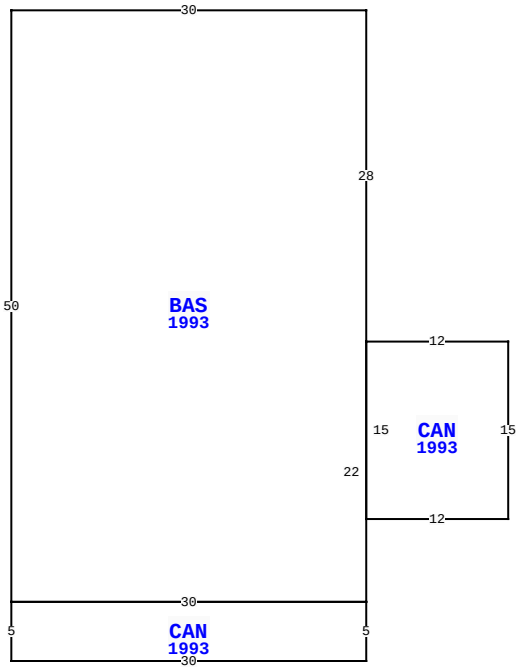
DOR CODE 1100 STORES, 1 STORY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	139,466
CAN	150	30	45	4,184
CAN	180	30	54	5,021
TOTALS	1,830		1,599	148,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,599	82.4229	120.75	193,079	1988	1998	0	0	0	23.00	77.00

1 RETAILSTOR – 0% - 2023 Heated Area: 1500 HX Base Yr



832 S 8TH ST, FERNANDINA BEACH

BLD DATE	10/21/2022	HS	LGL DATE	
XF DATE	05/13/2020	KK	LAND DATE	05/13/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	148,671
TOTAL MARKET OB/XF VALUE	7,495
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	281,166
SOH/AGL Deduction	0
ASSESSED VALUE	281,166
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	281,166
TOTAL JUST VALUE	281,166
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	256,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220262	REMODEL	48,950	05/05/2022
20101620	REMODEL	400	09/17/2010
20101619	REMODEL	4,000	09/16/2010
20090267	REPAIR/RRF	6,950	03/02/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2540/0598	2/18/2022	WD	Q	I	01	300,000
GRANTOR: PETERS JOHN LUTHER						
GRANTEE: MARTYS CONCIERGE SE						
0484/0270	3/01/1986	WD	Q	V		20,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W12 BAS=[YR=1993] N28 W30 S50 CAN=[YR=1993] S5 E30 N5 W30 $E30 N22 $ S15 E12 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
1	0812	CONCRETE C	0	0	0	0	2,602.00	SF	4.00	4.00	100	1988	1988	3	57	5,933	
2	0400	CONC CURB	0	0	0	0	86.00	LF	15.00	15.00	100	1988	1988	3	66	851	
3	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	1988	1988	3	66	33	
5	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	1988	1988	3	20	80	
6	0810	CONCRETE A	0	0	0	0	100.00	SF	6.50	6.50	100	2010	2010	3	92	598	

LAND DESCRIPTION

TOTAL OB/XF 7,495

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	5,000.00	SF		1.00	1.00	1.00	25.00	25.00	125,000							

REVIEW DATE 10/21/2022 BY HS Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS