



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	05	ASPH TILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	8	100
Frame	03	MASONRY 100
Story Height		10 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
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	4,238	100	4,238	237,845
CAN	55	30	16	898
CAN	240	30	72	4,041
CAN	20	30	6	337

TOTALS	4,553		4,332	243,121
--------	-------	--	-------	---------

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	OB/XF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	0	0	3,764.00	SF	2.00	2.00	100	1979	1979	3	50	3,764	
5	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	1993	1993	3	36	1,120	
6	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1993	1993	3	36	180	
9	4950	BOLLARD	0	0	0	0	1.00	UT	100.00	100.00	100	2000	2000	3	100	100	
10	0648	LIGHTS-AV	0	0	0	0	2.00	UT	140.00	140.00	100	2000	2000	3	20	56	
11	0810	CONCRETE A	0	0	0	0	254.00	SF	6.50	6.50	100	2002	2002	3	83	1,370	
12	1123	CB 8"	0	0	0	0	316.00	SF	6.15	6.15	100	1979	1979	3	32.5	632	
13	0400	CONC CURB	0	0	0	0	34.00	LF	15.00	15.00	100	2005	2005	3	90	459	
14	0803	ASPHALT C	0	0	0	0	1,530.00	SF	2.00	2.00	100	1993	1993	3	50	1,530	
15	0400	CONC CURB	0	0	0	0	29.00	LF	15.00	15.00	100	1979	1979	3	46.5	202	

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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	001700	C	1STORY OFF	0	0004	MU-8	75.00	100.00	7,500.00	SF		1.00	1.00	1.00	20.00	20.00	150,000
2	001700	C	1STORY OFF	0	0006	MU-8	75.00	100.00	7,500.00	SF		1.00	1.00	1.00	30.00	30.00	225,000

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	4,332	89.8263	127.55	552,547	1979	1983	0	0	0 56.00	44.00
1 OFFICE 1&2 - 0% - 2023 Heated Area: 4238 HX Base Yr											
911 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	

TOTAL OB/XF																	
9,413																	

NASSAU COUNTY PROPERTY					PAGE 1 of 3		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				243,121			
TOTAL MARKET OB/XF VALUE				16,477			
TOTAL LAND VALUE - MARKET				375,000			
TOTAL MARKET VALUE				634,598			
SOH/AGL Deduction				0			
ASSESSED VALUE				634,598			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				634,598			
TOTAL JUST VALUE				634,598			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				397,865			

NORTH FLORIDA KEYS LLC
911 S 8TH STREET
FERNANDINA BEACH, FL 32034

00-00-31-1800-0166-0260

[illegible]

BLOCK 166 LOTS 5 6 7 26 27 & 28
CITY OF FDNA BEACH

NORTH FLORIDA KEYS LLC
911 S 8TH STREET
FERNANDINA BEACH, FL 32034

NORTH FLORIDA KEYS LLC
911 S 8TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0166-0260

[illegible]