BLOCK 172 LOTS 1 TO 6 & 28 INC
PT OR 1847/30
CITY OF FDNA BEACH

YANGAS LAND COMPANY LLC/
1008 S 8TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0172-0010

BUILDING CHARACTERISTICS

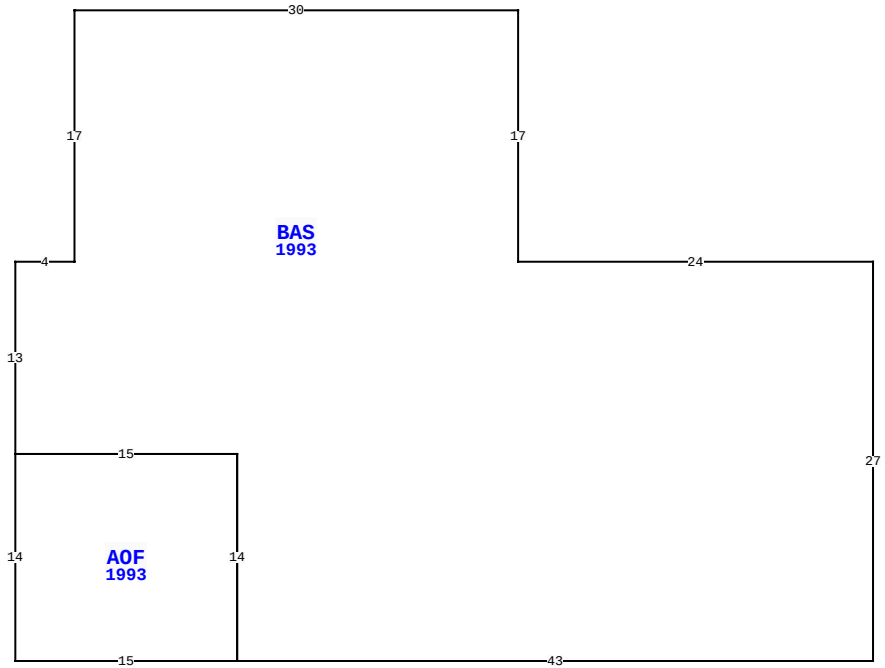
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	NL	NET LEASE 100
Quality	01	Quality Level 01
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1095.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	210	100	210	5,254
BAS	1,866	100	1,866	46,688
TOTALS	2,076		2,076	51,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	2,076	56.7000	50.04	103,883	1962	1985	0	0	0	50.00	50.00

1 SERV SHOP – 0% - 0 Heated Area: 2076 HX Base Yr



1002 S 8TH ST, FERNANDINA BEACH

BLD DATE	09/29/2021	KK	LGL DATE	
XF DATE	09/29/2021	KK	LAND DATE	09/29/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	51,942
TOTAL MARKET OB/XF VALUE	20,020
TOTAL LAND VALUE - MARKET	305,112
TOTAL MARKET VALUE	377,074
SOH/AGL Deduction	141,334
ASSESSED VALUE	235,740
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,740
TOTAL JUST VALUE	377,074
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	355,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210203	REMODEL-WINDOWS	0	07/15/2021
20200085	REPAIR	0	08/24/2020
20131664	REPAIR/RRF	9,000	07/16/2013
2002197	XFOB	3,800	02/16/2000
983473	XFOB	1,975	04/02/1998
6909	REPAIR/RRF	3,000	02/14/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1847/0030	3/22/2013	WD	Q	I	02	160,000
GRANTOR: ISLAND AUTO CENTER LL						
GRANTEE: YANGAS LAND COMPANY						
1295/1843	2/16/2005	WD	Q	I		225,000
GRANTOR: NASSAU LAND CO LLC						
GRANTEE: ISLAND AUTO CENTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 N17 W30 S17 W4 S13 AOF=[YR=1993] S14 E15 N14 W15 $ E15 S14 E43 N27 $.

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	0803	ASPHALT C	0	0	0	0	6,032.00	SF	2.00	2.00	100	2001	2001	3	50	6,032	
3	0812	CONCRETE C	0	0	0	0	5,324.00	SF	4.00	4.00	100	1980	1980	3	35	7,454	
4	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1990	1990	3	28	168	
5	0681	POLE SHED	0	0	6	12	72.00	SF	15.00	15.00	100	1994	1994	3	23	248	
6	1123	CB 8"	0	0	5	26	130.00	SF	6.15	6.15	100	1970	1970	3	22	176	
7	0430	CL FNC 6B	0	0	0	0	44.00	LF	9.70	9.70	100	1990	1990	3	28	120	
8	0422	CL FNC 4'	0	0	0	0	26.00	LF	15.00	15.00	100	1970	1970	3	20	78	
9	0446	BOX FNC 6'	0	0	0	0	64.00	LF	20.00	20.00	100	2001	2001	3	20	256	
10	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	2001	2001	3	86	65	
11	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	1980	1980	3	20	160	

LAND DESCRIPTION

TOTAL OB/XF 14,757

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	002500	C	SRVC SHOPS	0	0003	MU-8	150.00	100.00	15,000.00	SF		1.00	1.00	1.00	17.50	17.50	262,500							
2	002500	C	SRVC SHOPS	0		MU-8	25.00	100.00	2,435.00	SF		1.00	1.00	1.00	17.50	17.50	42,612							

REVIEW DATE 09/29/2021 BY KK Total Acres: 0.00 Total Land Value: 305,112 Market: 0 Agricultural: 0 Common: 305,112 PRINTED 08/02/2023 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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12	4950	BOLLARD	0	0	0	0	20.00	UT	100.00	100.00	100	2002	2002	3	100	2,000	
13	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2002	2002	3	61	824	
14	0430	CL FNC 6B	0	0	0	0	248.00	LF	9.70	9.70	100	2000	2000	3	55	1,323	
15	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	2020	2020	3	93	1,116	

LAND DESCRIPTION

TOTAL OB/XF 5,263

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

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