

BLOCK 173 LOTS 9 THRU 22
IN OR 1447/1213
(WESTERN STEAK)

NEW RIVER GROUP LLC/
1027 S 8TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0173-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 60
Roof Cover	03	COMP SHNGL 40
Interior Wall	05	DRYWALL 80
Interior Wall	01	MINIMUM 20
Interior Floo	11	CLAY TILE 80
Interior Floo	15	HARDTILE 20
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	4	100
Frame	03	MASONRY 100
Story Height	10	100
RMS	13	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER/RENTAL 0003
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1095.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	318	100	318	37,119
BAS	852	100	852	99,452
BAS	2,588	100	2,588	302,092
FST	192	50	96	11,206
GOF	1,962	110	2,158	251,899
TOTALS	5,912		6,012	701,769

EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0803	ASPHALT C	0	0	0	0	
2	0812	CONCRETE C	0	0	0	0	
3	0400	CONC CURB	0	0	0	0	
4	0971	ST LGHT OV	0	0	0	0	
5	0975	ST LT/ARM	0	0	0	0	
7	6001	ROLLUP DR	0	0	0	8	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D				
1	001200	C	STORE COMB	0	0003				
REVIEW DATE			12/04/2018	BY	KK				

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	RETAILSTOR	- 0%	- 0									
Heated Area: 5720 HX Base Yr												
1027 S 8TH ST, FERNANDINA BEACH												
BLD DATE	12/04/2018	KK	LGL DATE	12/04/2018	KK	LAND DATE	12/04/2018	KK				
XF DATE	12/04/2018	KK	AG DATE									
INC DATE												

TOTAL OB/XF												
35,135												

NASSAU COUNTY PROPERTY												
PAGE 1 of 1												2
VALUATION SUMMARY												
VALUATION BY												STANDARD
Tax Group: 2												Tax Dist:
BUILDING MARKET VALUE												701,769
TOTAL MARKET OB/XF VALUE												35,135
TOTAL LAND VALUE - MARKET												568,750
TOTAL MARKET VALUE												1,305,654
SOH/AGL Deduction												518,242
ASSESSED VALUE												787,412
TOTAL EXEMPTION VALUE												0
BASE TAXABLE VALUE												787,412
TOTAL JUST VALUE												1,305,654
NCON VALUE												0
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												1,046,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111509	H/AC	5,500	09/01/2011
20091074	SIGN	150	08/14/2009
20070915	ELEC OTHER	400	05/23/2007
20070194	ELEC OTHER	4,000	02/02/2007
20070032	H/AC	25,000	01/06/2007
20062796	REPAIR/RRF	11,772	12/21/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1447/1213	9/27/2006	WD	Q	I		770,000			
GRANTOR: FAMOUS AMOS RESTAURAN									
GRANTEE: NEW RIVER GROUP LLC									
0728/0484	4/24/1995	WD	Q	I		315,000			
GRANTOR: STUBBS PEGGY W									
GRANTEE: FAMOUS AMOS RESTAUR									

BUILDING NOTES												

BUILDING DIMENSIONS												
GOF=[YR=2007] W35BAS=[YR=2007] W15FST=[YR=2007] W24BAS=[YR=2007] W36S7BAS=[YR=2007] S45E21 S6E32N6E17N32W58N13W12SE12S13 E48N12W24N8S8E24N8S20E17N9W2 N11S11E2S9W7S32E40N52\$.												