BLOCK 173 LOTS 27 THRU 32
IN OR 827/1554 & OR 913/1418
ESMT IN OR 652/739

HORNE RHONDA ELAINE & DANIEL M/
1009 S 8TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0173-0270

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

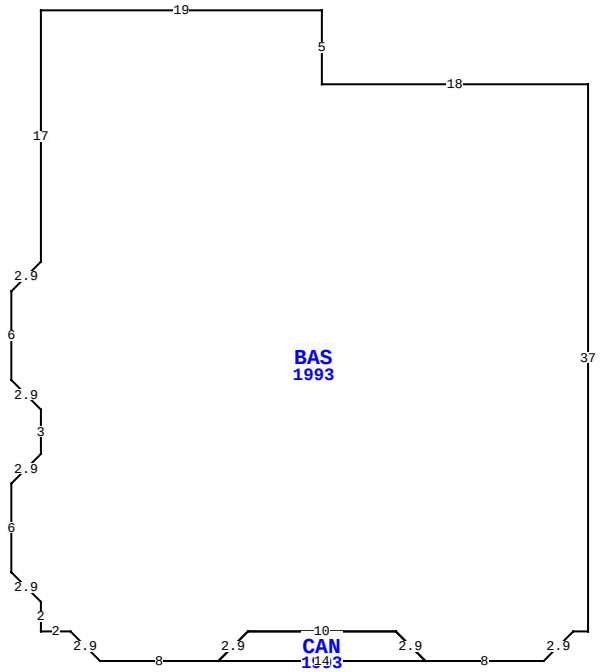
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1095.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100	1,536	133,330
CAN	24	30	7	608
TOTALS	1,560		1,543	133,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,543	89.7750	131.52	202,935	1992	1992	0	0	0	34.00	66.00

1 RETAILSTOR – 0% - 0 Heated Area: 1536 HX Base Yr



1009 S 8TH ST, FERNANDINA BEACH

BLD DATE	11/01/2019	KK	LGL DATE	
XF DATE	11/01/2019	KK	LAND DATE	11/01/2019 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	133,937
TOTAL MARKET OB/XF VALUE	25,459
TOTAL LAND VALUE - MARKET	262,500
TOTAL MARKET VALUE	421,896
SOH/AGL Deduction	134,367
ASSESSED VALUE	287,529
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	287,529
TOTAL JUST VALUE	421,896
NCON VALUE	0
INCOME VALUE	8,103,795
PREVIOUS YEAR MKT VALUE	362,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190036	REPAIR/RRF	9,500	09/23/2019
20091059	SIGN	200	08/12/2009
19991486	XFOB	500	11/02/1999
B8863	REMODEL	2,000	02/15/1995
6967	NEW CONSTR	71,625	03/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0827/1554	3/27/1998	WD	U	I	12	311,000
GRANTOR: VOSS CINDY L OGILVIE						
GRANTEE: HORNE RHONDA ELAINE						
0653/0240	3/27/1992	WD	Q	V		36,000
GRANTOR: ISLAND CITY CLUB						
GRANTEE: OGILVIE CINDY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 N5 W19 S17 L2 D2 S6 D2 R2 S3 D2 L2 S6 D2 R2 S2 E2 D2 R2 E8 CAN=[YR=1993] E14 U2 L2 W10 D2 L2 $ U2 R2 E10 R2 D2 E8 U2 R2 E1 N37$.

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	5,641.00	SF	4.00	4.00	100	1992	1992	3	66	14,892	
2	0097	AWNING CN	0	0	0	0	14.00	SF	65.00	65.00	100	1995	1995	3	40	364	
3	0097	AWNING CN	0	0	0	0	4.00	SF	65.00	65.00	100	1995	1995	3	40	104	
4	0962	SKYLIGHT	0	0	0	0	1.00	UT	250.00	250.00	100	1992	1992	3	66	165	
5	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1992	1992	3	32	144	
7	0424	CL FNC 6'	0	0	0	0	110.00	LF	20.00	20.00	100	2000	2000	3	55	1,210	
8	0803	ASPHALT C	0	0	0	0	4,097.00	SF	2.00	2.00	100	2005	2005	3	58	4,753	
9	0097	AWNING CN	0	0	0	0	4.00	SF	65.00	65.00	100	2005	2005	3	44	114	
10	0402	CONC BUMPE	0	0	0	0	20.00	UT	25.00	25.00	100	2005	2005	3	90	450	
11	0855	CONC PAVER	0	0	0	0	296.00	SF	10.00	10.00	100	2010	2010	3	92	2,723	

TOTAL OB/XF 24,919

LAND DESCRIPTION

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	150.00	100.00	15,000.00	SF		1.00	1.00	1.00	17.50	17.50	262,500							

REVIEW DATE 03/28/2022 BY DC Total Acres: 0.00 Total Land Value: 262,500 Market: 0 Agricultural: 0 Common: 262,500 PRINTED 08/02/2023 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

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
12	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	100	2010	2010	3	50	540	

LAND DESCRIPTION

TOTAL OB/XF 540

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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