BLOCK 180 LOT 2
PT OR 1569/959
CITY OF FDNA BEACH

ROWLANDS HOLDINGS LLC/
1120 S 8TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0180-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

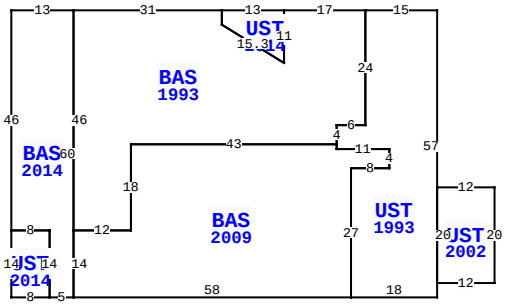
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	08	DECORATIVE 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	05	STEEL 100
Story Height		16 100
RMS		7 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	04	Quality Level 04
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1095.00	

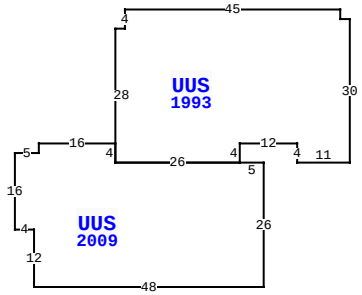
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,809	100	1,809	299,594
BAS	1,669	100	1,669	276,409
BAS	668	100	668	110,629
UST	991	40	396	65,583
UST	240	40	96	15,899
UST	91	40	36	5,962
UST	112	40	45	7,452
UUS	1,508	50	754	124,872
UUS	1,378	50	689	114,107
TOTALS	8,466		6,162	1,020,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	6,162	129.9392	190.36	1,172,998	1976	2005	0	0	0	13.00	87.00

1 RETAILSTOR – 0% - 0 Heated Area: 4146 HX Base Yr





1120 S 8TH ST, FERNANDINA BEACH

BLD DATE	02/26/2019	KK	LGL DATE		
XF DATE	02/26/2019	KK	LAND DATE	02/26/2019	KK
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,020,508
TOTAL MARKET OB/XF VALUE	10,603
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	1,206,111
SOH/AGL Deduction	617,182
ASSESSED VALUE	588,929
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	588,929
TOTAL JUST VALUE	1,206,111
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	844,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101328	SIGN	100	08/10/2010
20081529	REMODEL	0	10/02/2008
20081486	ELEC OTHER	0	09/24/2008
20080972	REPAIR/RRF	74,000	06/06/2008
20051797	FOUNDATION	1,000	05/16/2005
20051701	ADDITION	1,000	04/29/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/0959	6/03/2008	WD	U	I	19	511,500
GRANTOR: ROWLANDS INC						
GRANTEE: ROWLANDS HOLDINGS L						
0588/0082	1/11/1990	WD	U	I	09	216,800
GRANTOR: ROWLAND DORETHA						
GRANTEE: ROWLANDS INC						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] N3 UST=[YR=2002] E12 N20 W12 S20 $ N57 W15
BAS=[YR=1993] W17 UST=[YR=2014] W13 S3 D8 R13 N11$S11 L13
U8 N3W31BAS=[YR=2014] W13S46 UST=[YR=2014]
S14E8N14W8$E8S14E5N60$ S46E12N18E43N4E6N24$S24W6S4
BAS=[YR=2009] W43S18W12S14E58N27E8N4
W11N1$S1E11S4W8S27E18$PTR=S50 W40 UUS=[YR=1993] N4
E12S4E11N30W2N2 W45S4W2S28E26$ UUS=[YR=2009] W26N4
W16S2W5S16E4S12E48N26W5$ N50 E40$.

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	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00	450.00	100	1980	1980	3	20	450	
5	9001	CONTANR 40	0	0	0	0	1.00	UT	1,400.00	1,400.00	100	2002	2002	3	100	1,400	
6	9001	CONTANR 40	0	0	0	0	1.00	UT	1,400.00	1,400.00	100	2002	2002	3	100	1,400	
7	9000	CONTANR 20	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2002	2002	3	100	1,000	
8	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2000	2000	3	20	80	
9	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2006	2006	3	100	200	
10	0810	CONCRETE A	0	0	10	6	60.00	SF	6.50	6.50	100	2006	2006	3	88	343	
11	0810	CONCRETE A	0	0	27	14	378.00	SF	6.50	6.50	100	2006	2006	3	88	2,162	
12	0810	CONCRETE A	0	0	25	21	525.00	SF	6.50	6.50	100	2006	2006	3	88	3,003	
13	0097	AWNING CN	0	0	0	0	15.00	SF	65.00	65.00	100	2006	2006	3	48	468	

TOTAL OB/XF 10,506

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	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	17.50	17.50	175,000							

REVIEW DATE 02/26/2019 BY KK Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS

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14	0098	AWNING MTL	0	0	6	0	24.00	SF	13.00	13.00	100	2006	2006	3	31	97	

LAND DESCRIPTION

TOTAL OB/XF 97

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

REVIEW DATE 02/26/2019 BY KK Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS