BLOCK 209 LOTS 2 & 3
CITY OF FDNA BEACH

SINOR & SCHERR LLC/
1772 1ST AVE
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1800-0209-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

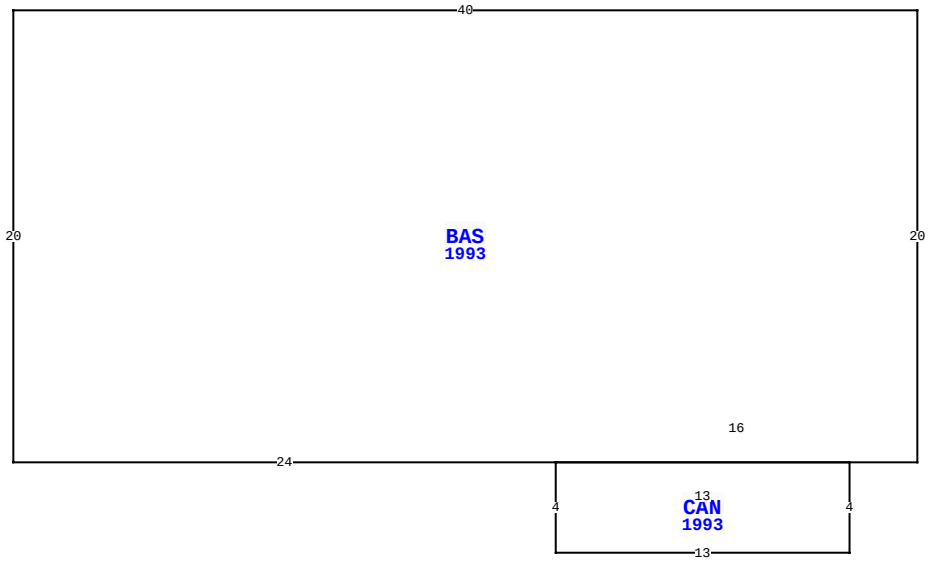
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 8 100 |
| RMS | | 6 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | OO | OWNER OCC 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 1100 | STORES, 1 STORY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 1095.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 800 | 100 | 800 | 62,962 |
| CAN | 52 | 30 | 16 | 1,259 |
| TOTALS | 852 | | 816 | 64,221 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1701 | 04 | 816 | 89.3970 | 126.94 | 103,583 | 1930 | 1990 | 0 | 0 | 0 | 38.00 | 62.00 |

1 OFFICE 1&2 – 0% - 0 Heated Area: 800 HX Base Yr




1546 S 8TH ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 10/17/2019 | KKA | LGL DATE | |
| XF DATE | 10/17/2019 | KKA | LAND DATE | 06/06/2023 DC |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 64,221 |
| TOTAL MARKET OB/XF VALUE | 3,685 |
| TOTAL LAND VALUE - MARKET | 141,250 |
| TOTAL MARKET VALUE | 209,156 |
| SOH/AGL Deduction | 34,962 |
| ASSESSED VALUE | 174,194 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 174,194 |
| TOTAL JUST VALUE | 209,156 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 158,358 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 5335 | REMODEL | 1,000 | 09/02/1988 |
| 5138 | REMODEL | 9,500 | 09/01/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2461/0641 | 5/12/2021 | WD | U | I | 40 | 300,000 |
| GRANTOR: VAN HORN MICHAEL C | | | | | | |
| GRANTEE: SINOR & SCHERR LLC | | | | | | |
| 1337/0818 | 8/01/2005 | WD | Q | I | | 200,000 |
| GRANTOR: ROWLAND DORETHA | | | | | | |
| GRANTEE: VAN HORN MICHAEL C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W40 S20 E24 CAN=[YR=1993] S4 E13 N4 W13 $ E16 N20 $ .

## 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 | 0855 | CONC PAVER | 0 | 0 | 26 | 3 | 78.00 | SF | 10.00 | 10.00 | 100 | 1988 | 1988 | 3 | 57 | 445 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 22 | 37 | 814.00 | SF | 5.20 | 5.20 | 100 | 1988 | 1988 | 3 | 57 | 2,413 | |
| 3 | 0646 | LWN SPRK H | 0 | 0 | 0 | 0 | 7.00 | UT | 2.00 | 2.00 | 100 | 1993 | 1993 | 3 | 20 | 3 | |
| 4 | 1242 | WD DECK A | 0 | 0 | 6 | 4 | 24.00 | SF | 10.00 | 10.00 | 100 | 2006 | 2006 | 3 | 31 | 74 | |
| 5 | 1242 | WD DECK A | 0 | 0 | 5 | 5 | 25.00 | SF | 10.00 | 10.00 | 100 | 2006 | 2006 | 3 | 31 | 78 | |
| 6 | 1242 | WD DECK A | 0 | 0 | 4 | 9 | 36.00 | SF | 10.00 | 10.00 | 100 | 2006 | 2006 | 3 | 31 | 112 | |
| 7 | 1242 | WD DECK A | 0 | 0 | 8 | 16 | 160.00 | SF | 10.00 | 10.00 | 100 | 2007 | 2007 | 3 | 35 | 560 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,685

| 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 | CI | 113.00 | 100.00 | 11,300.00 | SF | | 1.00 | 1.00 | 1.00 | 12.50 | 12.50 | 141,250 | | | | | | | |

REVIEW DATE 10/17/2019 BY KKA Total Acres: 0.00 Total Land Value: 141,250 Market: 0 Agricultural: 0 Common: 141,250 PRINTED 08/02/2023 BY SYS