

BLOCK 302 LOT 8 & N 10FT LOT 7
& PT LOTS 1 & 2 IN
OR 1668/924

O'REILLY AUTOMOTIVE INC
PO BOX 9167
SPRINGFIELD, MO 65801-9167

2023

00-00-31-1800-0302-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 60
Interior Wall	01	MINIMUM 40
Interior Floor	07	CORK/VTILE 60
Interior Floor	03	CONC FINSH 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	QWERTYCCCEV00 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	3,876	100	3,876	353,892
BAS	2,500	100	2,500	228,258
CAN	24	30	7	639
PTO	480	5	24	2,191
TOTALS	6,880		6,407	584,980

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0803	ASPHALT C	0	0	0	0	11,986.00	SF	1.60	1.60	100	1992	1992	3
4	0810	CONCRETE A	0	0	20	7	140.00	SF	6.50	6.50	100	1973	1973	3
6	0402	CONC BUMPE	0	0	0	0	20.00	UT	25.00	25.00	100	1998	1998	3
8	0819	CONC 12"	0	0	20	10	200.00	SF	9.50	9.50	100	2010	2010	3
9	0646	LWN SPRK H	0	0	0	0	8.00	UT	2.00	2.00	100	1998	1998	3
10	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1998	1998	3
11	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1998	1998	3
12	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	1998	1998	3
13	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	1998	1998	3
15	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2000	2000	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	001100	C	STORE 1FLR	0	0003	MU-8	110.00	200.00	22,000.00	SF		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
1101	04	6,407	86.5570	126.81	812,472	1973	1995	0	0	0	28.00	72.00		
1 RETAILSTOR - 0% - 0 Heated Area: 6376 HX Base Yr														
1105 S 8TH ST, FERNANDINA BEACH														
BLD DATE 07/11/2019 KK LGL DATE 07/11/2019 KK AG DATE 07/11/2019 KK														

TOTAL OB/XF														
14,461														
TOTALS														

NASSAU COUNTY PROPERTY														
PAGE 1 of 2 2														
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 2										Tax Dist:				
BUILDING MARKET VALUE										688,120				
TOTAL MARKET OB/XF VALUE										15,404				
TOTAL LAND VALUE - MARKET										385,000				
TOTAL MARKET VALUE										1,088,524				
SOH/AGL Deduction										330,781				
ASSESSED VALUE										757,743				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										757,743				
TOTAL JUST VALUE										1,088,524				
NCON VALUE										0				
INCOME VALUE										0				
PREVIOUS YEAR MKT VALUE										842,276				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190005	REROOF	0	03/21/2019
20120905	SET METER	250	05/18/2012
20111081	REMODEL	4,100	07/01/2011
20101809	SIGN	1,450	10/19/2010
20101765	NEW CONSTR	5,500	10/13/2010
20101739	REMODEL	600	10/08/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1668/0924	3/22/2010	WD	Q	I	01	755,700	
GRANTOR:MORGAN GAIL W TRUSTEE							
GRANTEE:O'REI LLY AUTOMOTIV							
0966/0520	1/11/2001	WD	U	I	01	100	
GRANTOR:GEIGER CLARENCE E & G							
GRANTEE:GEIGER CLARENCE E &							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=1994] W80 S15BAS=[YR=1993] S65 PTO=[YR=2014] S6E80N6W80\$E34CAN=[YR=1993] E8N3W8S3\$N3E8S3E18N65W60\$E60 S65E20N80\$.														

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2023

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	01	MINIMUM 30
Interior Floor	14	CARPET 60
Interior Floor	07	CORK/VTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Common Wall		42 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	QWERTYCCCEV00 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	705	100	705	62,630
BAS	450	100	450	39,977
PTO	126	5	6	533
TOTALS	1,281		1,161	103,140

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
16	0978	SECURITY LT	0	0	0	3.00	UT	450.00	450.00
17	4950	BOLLARD	0	0	0	2.00	UT	100.00	100.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	1,161	80.8542	118.45	137,520	1997	1997	0	0	0 25.00	75.00

2 RETAILSTOR - 0% - 0

Heated Area: 1155

HX Base Yr

15

30

BAS

1998

30

15

47

BAS

1997

47

15

9

PTO

1993

9

BLD DATE	07/11/2019	KK	LGL DATE	07/11/2019	KK
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TOTAL OB/XF									
943									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 2 of 2	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		688,120	
TOTAL MARKET OB/XF VALUE		15,404	
TOTAL LAND VALUE - MARKET		385,000	
TOTAL MARKET VALUE		1,088,524	
SOH/AGL Deduction		330,781	
ASSESSED VALUE		757,743	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		757,743	
TOTAL JUST VALUE		1,088,524	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		842,276	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101810	ELEC OTHER	50	10/01/2010
20101652	H/AC	18,000	09/22/2010
20101292	REMODEL	150,740	08/05/2010
20072175	REPAIR/RRF	58,975	12/05/2007
20060536	H/AC	2,000	03/15/2006
20060529	H/AC	6,500	03/14/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1668/0924	3/22/2010	WD	Q	I	01
GRANTOR: MORGAN GAIL W TRUSTEE					
GRANTEE: O'REILLY AUTOMOTIV					
0966/0520	1/11/2001	WD	U	I	01
GRANTOR: GEIGER CLARENCE E & G					
GRANTEE: GEIGER CLARENCE E &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W15 S30 BAS=[YR=1997] S47 PTO=[YR=1993] S9E14N9W14\$ E15 N47 W15 \$ E15 N30 \$.									