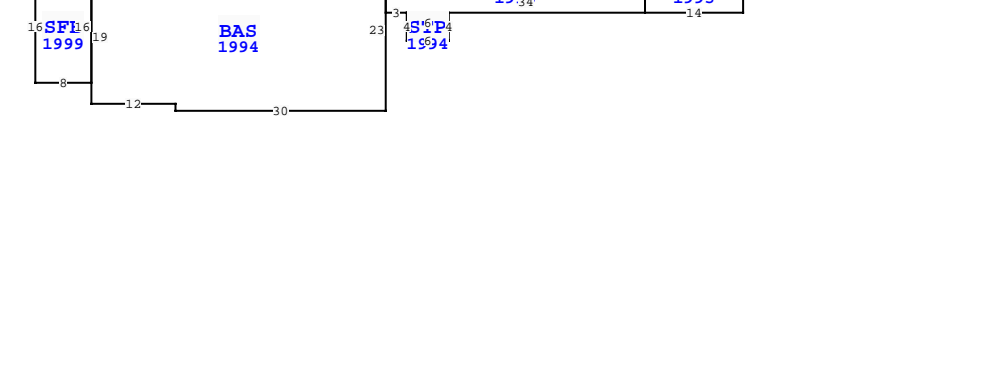


ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 60
Roof Cover	02	ROLL COMP 40
Interior Wall	05	DRYWALL 80
Interior Wall	01	MINIMUM 20
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Ceiling	03	PART.FIN. 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures	6	100
Frame	03	MASONRY 100
Story Height	10	100
RMS	6	100
Stories	1.	1. 100
Units	0	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1602	04	2,107	85.6454	94.00	198,058	1950	1985	0	0	41.63	58.37

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		115,606	
TOTAL MARKET OB/XF VALUE		28,562	
TOTAL LAND VALUE - MARKET		228,750	
TOTAL MARKET VALUE		372,918	
SOH/AGL Deduction		175,389	
ASSESSED VALUE		197,529	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		197,529	
TOTAL JUST VALUE		372,918	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		328,231	



QUANTITY	JUSTICE	QUALITY	LEVEL
02	02	02	02

DOR CODE	COMMUNITY SHOPPING
1600	COMMUNITY SHOPPING

MAP NUM	MKT AREA	02

NEIGHBORHOOD/LOC	1095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	150	100	150	8,230
BAS	435	100	435	23,867
BAS	954	100	954	52,344
CAN	126	30	38	2,085
CAN	132	30	40	2,195
CLP	333	30	100	5,487
FUS	286	100	286	15,692
SFB	128	80	102	5,597
STP	24	10	2	110
TOTALS	2,568		2,107	115,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005578	360 SF MTL SHED	17,208	08/28/2018
98-05621	REMODEL	2,000	12/01/1998
98-3187	OTHER	0	12/01/1998
E98-5415	REMODEL	1,500	11/30/1998
98-5196	CHNGE SRVC	1,000	09/02/1998
98-04792	REMODEL	300	03/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/1367	4/01/2008	WD	Q	I		350,000

GRANTOR: BALLARD DONNA  
GRANTEE: DRAKUS NICHOLAS L  
1231/0870 5/18/2004 WD U I 06 100  
GRANTOR: ICE HOUSE SHOPS INC  
GRANTEE: BALLARD DONNA

EXTRA FEATURES 1241 S 8TH ST, FERNANDINA BEACH

BLD DATE	11/30/2018	KK	LGL DATE	
XF DATE	11/30/2018	KK	LAND DATE	11/30/2018
INC DATE			AG DATE	

L N	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	0803	ASPHALT C	0	0	0	0	2,400.00	SF	1.00	1.00	100	1980	1980	3	50	1,200	
2	0810	CONCRETE A	0	0	3	31	93.00	SF	3.25	3.25	100	1950	1950	3	20	60	
3	0811	CONCRETE B	0	0	0	0	721.00	SF	5.20	5.20	100	1950	1950	3	20	750	
4	0810	CONCRETE A	0	0	3	27	81.00	SF	6.50	6.50	100	1950	1950	3	20	105	
5	0730	LOAD RAMP	0	0	0	0	1,963.00	LF	4.05	4.05	100	1950	1950	3	50	3,975	
6	0730	LOAD RAMP	0	0	5	22	110.00	LF	8.10	8.10	100	1999	1999	3	94	838	
7	0812	CONCRETE C	0	0	0	0	1,322.00	SF	4.00	4.00	100	1999	1999	3	79	4,178	
8	0810	CONCRETE A	0	0	4	27	108.00	SF	6.50	6.50	100	1999	1999	3	79	555	
9	1241	WD DECK G	0	0	4	18	72.00	UT	11.50	11.50	100	1999	1999	3	28	232	
10	0350	CARPORIT WD	0	0	16	16	256.00	SF	9.36	9.36	100	1999	1999	3	20	479	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W15 S10 BAS=[YR=1993] S20 CAN=[YR=1994] W8 N3 W5 S12 CLP=[YR=1993] W23 BAS=[YR=1994] W42 S3 SFB=[YR=1999] W8 S16 E8 N16\$ S19 E12 S1 E30 N23\$ S9 E3 STP=[YR=1994] S4 E6 N4 W6\$ E34 CAN=[YR=1993] E14 N9 W14 S9 \$ N9 W14\$ E13 N9\$ S9 E15 N29 W15\$ E15 N10\$ PTR= E15 FUS=[YR=1993] E13 S22 W13 N22\$ W15\$ .											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001610	C	SH CTR NHD	0	0003	CI	0.00	0.00	18,300.00	SF		1.00	1.00	1.00	12.50	12.50	228,750							

