LOT 8 & S 75 FT OF 9
BEING "PARCEL 1"
IN OR 2210/1043

FERNANDINA FOOD MART #2/
12122 CEDAR TRACE DR SOUTH
JACKSONVILLE, FL 32246

2024

00-00-30-0120-0008-0000

BUILDING CHARACTERISTICS

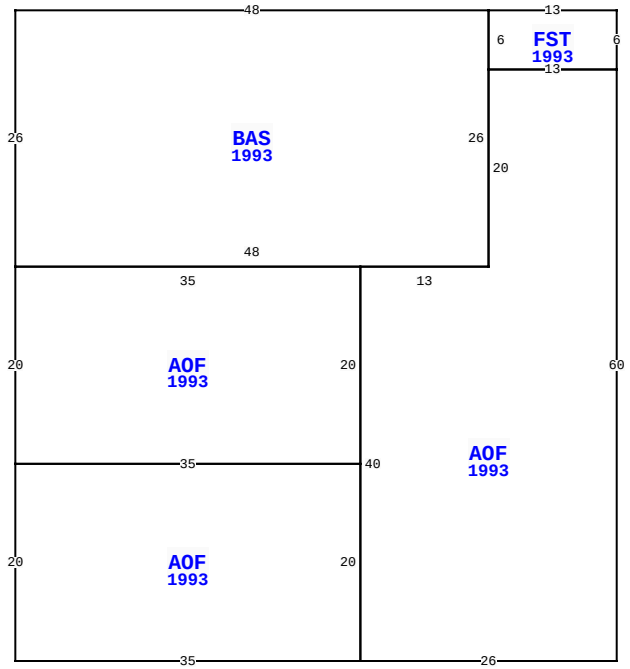
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 70
Interior Wall	05	DRYWALL 30
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		4 100
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	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	700	100	700	38,564
AOF	700	100	700	38,564
AOF	1,300	100	1,300	71,618
BAS	1,248	100	1,248	68,753
FST	78	50	39	2,149
TOTALS	4,026		3,987	219,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	3,987	64.9724	92.59	369,156	1937	1990	0	0	0	40.50	59.50

1 RETAILSTOR – 0% - 0 Heated Area: 3948 HX Base Yr



1951 S 8TH ST, FERNANDINA BEACH

BLD DATE	02/04/2021	KK	LGL DATE	
XF DATE	02/04/2021	KK	LAND DATE	05/25/2023 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	219,648
TOTAL MARKET OB/XF VALUE	4,528
TOTAL LAND VALUE - MARKET	245,688
TOTAL MARKET VALUE	469,864
SOH/AGL Deduction	94,415
ASSESSED VALUE	375,449
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	375,449
TOTAL JUST VALUE	469,864
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	485,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005665	REMODEL	186,429	08/31/2020
6151	REMODEL	9,500	12/05/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2210/1043	7/16/2018	TD	Q	I	05	435,000
GRANTOR: ESTATE TAX SHELTERED						
GRANTEE: FERNANDINA FOOD MAR						
1847/0197	3/12/2013	TD	U	I	30	100
GRANTOR: SCOFIELD MABEL O TRUS						
GRANTEE: SCOFIELD MABEL O TR						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W13 BAS=[YR=1993] W48 S26 AOF=[YR=1993] S20 AOF=[YR=1993] S20 E35 AOF=[YR=1993] E26 N60 W13 S20 W13 S40$ N20 W35$ E35 N20 W35$ E48 N26$ S6 E13 N6$.

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	0810	CONCRETE A	0	0	83	4	332.00	SF	6.50	6.50	100	1974	1974	3	25	540	
2	0802	ASPHALT B	0	0	0	0	801.00	SF	2.40	2.40	100	1974	1974	3	50	961	
3	0803	ASPHALT C	0	0	0	0	1,979.00	SF	2.00	2.00	100	2000	2000	3	50	1,979	
4	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2000	2000	3	52	468	
5	0810	CONCRETE A	0	0	3	3	9.00	SF	6.50	6.50	100	2000	2000	3	79	46	
6	0402	CONC BUMPE	0	0	0	0	22.00	UT	25.00	25.00	100	2015	2015	3	97	534	

LAND DESCRIPTION

TOTAL OB/XF 4,528

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	175.00	105.00	19,655.00	SF		1.00	1.00	1.00	12.50	12.50	245,688							

REVIEW DATE 02/04/2021 BY KK Total Acres: 0.00 Total Land Value: 245,688 Market: 0 Agricultural: 0 Common: 245,688 PRINTED 08/06/2024 BY SYS