

LOT 12
IN OR 1299/1161
ASKINS FIVE POINTS PB 0/58

PLANTATION CAR WASH INC
PO BOX 15068
FERNANDINA BEACH, FL 32035

2024

00-00-30-0120-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 50
Exterior Wall	29	NONE 50
Roof Structure	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 50
Interior Wall	07	NONE 50
Interior Floor	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE		2610 CAR WASH
MAP NUM		MKT AREA 02

NEIGHBORHOOD/LOC				
2004.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100	200	7,652
BAS	320	100	320	12,243
BAS	320	100	320	12,243
BAS	320	100	320	12,243
BAS	320	100	320	12,243
TOTALS	1,480		1,480	56,622

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	10,160.00	SF	4.00	4.00	
2	0443	STK FNC 6'	0	0	0	0	116.00	LF	10.00	10.00	
3	1127	BRICK 8"	0	0	0	0	178.00	SF	11.00	11.00	
4	1100	VAC SYSTEM	0	0	0	0	6.00	UT	800.00	800.00	
5	0978	SECURTY LT	0	0	0	0	22.00	UT	450.00	450.00	
6	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	
7	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	
8	4950	BOLLARD	0	0	0	0	5.00	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	UNIT TYPE	D T
1	002500	C	SRVC SHOPS	0	0003	CI	100.00	105.00	12,495.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2604	04	1,480	57.8602	50.34	74,503	1983	1983	0	0	24.00	76.00
1 CAR/W SELF - 0% - 0											
Heated Area: 1480											
HX Base Yr											
20 BAS 1993 20 20 BAS 1993 20 20 BAS 1993 20 20 BAS 1993 20 20 BAS 1993 20											
16 16 10 16 16											

1921 S 8TH ST, FERNANDINA BEACH				BLD DATE	07/23/2018		KK	LGL DATE	05/25/2023	DC
				XF DATE	07/23/2018			LAND DATE		
				INC DATE				AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
10,160.00	SF	4.00	4.00	100	1983	1983	3	41	16,662	
116.00	LF	10.00	10.00	100	2006	2006	3	27	313	
178.00	SF	11.00	11.00	100	1983	1983	3	79	1,547	
6.00	UT	800.00	800.00	100	1990	1990	3	20	960	
22.00	UT	450.00	450.00	100	1990	1990	3	28	2,772	
4.00	UT	2,530.00	2,530.00	100	2005	2005	3	66	6,679	
2.00	UT	500.00	500.00	100	2005	2005	3	66	660	
5.00	UT	100.00	100.00	100	1985	1985	3	100	500	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		56,622	
TOTAL MARKET OB/XF VALUE		30,093	
TOTAL LAND VALUE - MARKET		156,188	
TOTAL MARKET VALUE		242,903	
SOH/AGL Deduction		26,411	
ASSESSED VALUE		216,492	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		216,492	
TOTAL JUST VALUE		242,903	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		246,482	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1299/1161	3/03/2005	WD	U	I	19
GRANTOR: LANIER A LARRY					
GRANTEE: PLANTATION CAR WASH					
0489/0762	5/01/1986	WD	U	I	
GRANTOR:					
GRANTEE:					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W16 BAS=[YR=1993] W16 BAS=[YR=1993] W10											
BAS=[YR=1993] W16 BAS=[YR=1993] W16 S20 E16 N20 \$ S20 E16 N20 \$ S20 E10 N20 \$ S20 E16 N20 \$ S20 E16 N20 \$.											