LOTS 20 & 21
IN OR 2150/1922
ASKINS FIVE POINTS PB 0/58

ALPINE OF AMELIA PROPERTIES II LLC
1417 SADLER RD #256
FERNANDINA BEACH, FL 32034

2024

00-00-30-0120-0020-0000

BUILDING CHARACTERISTICS

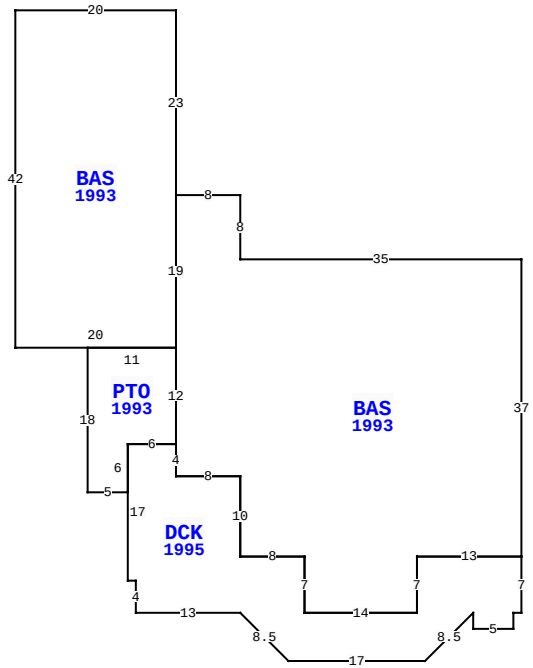
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 60
Exterior Wall	06	BD/BATTEN 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	04	BUILT-UP 10
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 80
Interior Floo	12	HARDWOOD 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		13 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	04	QUALITY Level 04
Occupancy	00	
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
BAS	840	100	840	85,485
BAS	1,673	100	1,673	170,258
DCK	553	10	55	5,597
PTO	162	5	8	814
TOTALS	3,228		2,576	262,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,576	90.3989	128.82	331,840	1934	2000	0	0	0	21.00	79.00

1 RETAILSTOR – 0% - 0 Heated Area: 2513 HX Base Yr



BLD DATE	11/30/2018	KK	LGL DATE
XF DATE	11/30/2018	KK	LAND DATE 05/25/2023 DC
INC DATE			AG DATE

1853 S 8TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	262,154
TOTAL MARKET OB/XF VALUE	19,329
TOTAL LAND VALUE - MARKET	307,125
TOTAL MARKET VALUE	588,608
SOH/AGL Deduction	160,248
ASSESSED VALUE	428,360
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	428,360
TOTAL JUST VALUE	588,608
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	600,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20218609	REPAIR/RRF	10,100	08/01/2021
M10021	OTHER	0	07/01/2005
M0509889	H/AC	0	06/01/2005
B15329	REMODEL	0	01/01/2005
B2552	REMODEL	9,250	06/24/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2150/1922	10/07/2017	QC	U	I	11	100
GRANTOR: BENNETT WALLACE M JR						
GRANTEE: ALPINE OF AMELIA PR						
2138/0207	8/03/2017	WD	Q	I	01	332,100
GRANTOR: ODYSEA INC						
GRANTEE: BENNETT WALLACE M J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35N8W8BAS=[YR=1993] N23W20
S42E20N19$S19PTO=[YR=1993] W11S18E5 N6E6N12$S12DCK=[YR=1995]
W6S17E1S4 E13 D6 R6 E17 R6 U6 S2E5N2E1N7
W13S7W14N7W8N10W8N4$S4E8S10E8 S7E14N7E13N37$.

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	9	7	63.00	SF	6.50	6.50	100	2005	2005	3	86	352	
2	0810	CONCRETE A	0	0	10	8	80.00	SF	6.50	6.50	100	2005	2005	3	86	447	
3	0803	ASPHALT C	0	0	0	0	6,865.00	SF	2.00	2.00	100	2005	2005	3	56	7,689	
4	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1990	1990	3	28	126	
5	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2005	2005	3	66	297	
6	0978	SECURTY LT	0	0	0	0	5.00	UT	225.00	225.00	100	2005	2005	3	66	743	
7	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	66	198	
8	0476	VF 6 SBPL	0	0	0	0	313.00	LF	32.00	32.00	100	2005	2005	3	66	6,611	
9	0479	VF PICKET	0	0	0	0	318.00	LF	10.00	10.00	100	2005	2005	3	66	2,099	
10	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	2007	2007	3	31	744	

TOTAL OB/XF 19,306

LAND DESCRIPTION

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	200.00	103.00	24,570.00	SF		1.00	1.00	1.00	12.50	12.50	307,125							

REVIEW DATE 12/30/2021 BY KK Total Acres: 0.00 Total Land Value: 307,125 Market: 0 Agricultural: 0 Common: 307,125 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

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2138/0207	8/03/2017	WD	Q	I	01	332,100
GRANTOR: ODYSEA INC						
GRANTEE: BENNETT WALLACE M J						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2007	2007	3	91	23	

LAND DESCRIPTION

TOTAL OB/XF 23

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

REVIEW DATE 12/30/2021 BY KK Total Acres: 0.00 Total Land Value: 307,125 Market: 0 Agricultural: 0 Common: 307,125 PRINTED 08/06/2024 BY SYS