

LOT 27 & PT LOT 28 IN
OR 836/153
ASKINS FIVE POINTS PBK 0/58

PALMER JOHN A & JANET S/
1820 FOREST AVENUE
NEPTUNE BEACH, FL 32266

2024

00-00-30-0120-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	5	100
Frame	05	STEEL 100
Story Height		13 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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
BAS	2,280	100	2,280	281,299
CAN	375	30	112	13,818
PTO	75	5	4	494
SFB	720	80	576	71,065

TOTALS	3,450		2,972	366,677
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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	5,776.00	SF	4.00	4.00	
2	0400	CONC CURB	0	0	0	0	24.00	LF	15.00	15.00	
3	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	
4	0422	CL FNC 4'	0	0	0	0	116.00	LF	15.00	15.00	
5	0097	AWNING CN	0	0	0	0	7.00	SF	65.00	65.00	
6	0422	CL FNC 4'	0	0	0	0	36.00	LF	15.00	15.00	
7	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	
8	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001100	C	STORE 1FLR	0	0003	CI	150.00	103.00	18,296.00	SF	

REVIEW DATE 01/14/2021 BY HSA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	RETAILSTOR	- 0%	- 0								
Heated Area: 2856 HX Base Yr											
1743 S 8TH ST, FERNANDINA BEACH											

BLD DATE	02/27/2018	KK	LGL DATE	
XF DATE	02/27/2018	KK	LAND DATE	
INC DATE			AG DATE	

05/25/2023	DC
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	366,677		
TOTAL MARKET OB/XF VALUE	28,107		
TOTAL LAND VALUE - MARKET	228,700		
TOTAL MARKET VALUE	615,484		
SOH/AGL Deduction	198,071		
ASSESSED VALUE	417,413		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	417,413		
TOTAL JUST VALUE	615,484		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	636,154		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0209619	REMODEL	500	05/03/2002
B9906163	NEW CONSTR	20,000	06/23/1999
E99-6000	H/AC	1,500	06/23/1999
M99-3832	H/AC	3,065	06/23/1999
M993625	H/AC	3,925	03/09/1999
B995770	NEW CONSTR	144,562	02/08/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0836/0153	6/03/1998	WD	Q	V		60,000	
GRANTOR: CARMAN HATTIE M & FRE							
GRANTEE: PALMER JOHN A & JAN							
0662/0759	7/01/1992	PR	U	V	01	100	
GRANTOR: FREEMAN ANN LEE P/R							
GRANTEE: FREEMAN ANN LEE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W39 SFB=[YR=1999] W36 S20 E36 N20\$ S20 W36 S20 CAN=[YR=1999] S5 PTO=[YR=1999] S1 E75 N1 W75\$ E75 N5 W75\$ E75 N40\$.											

TOTAL OB/XF											
20,107											

Total Acres: 0.00 Total Land Value: 228,700 Market: 0 Agricultural: 0 Common: 228,700

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