

LOTS 9 10 & 11
SUB OF SEC 30 R/P OF LOT 11
DBK 102/389

SHOREBREAK INVESTMENTS PROPERTIES LLC/
95103 GREENBERRY ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0680-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	11	100
Frame	03	MASONRY 100
Story Height		9 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 1600 COMMUNITY SHOPPING

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 2004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,950	100	3,950	269,955
CAN	440	30	132	9,022

TOTALS 4,390 4,082 278,976

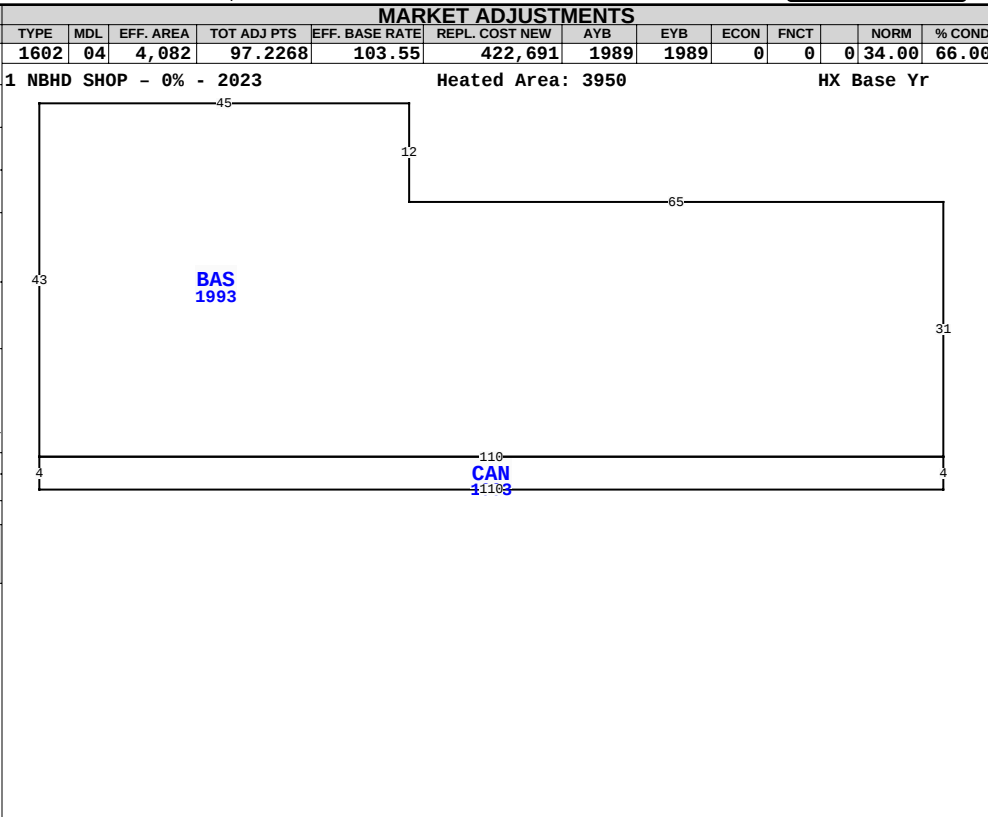
EXTRA FEATURES

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		6,273.00	SF 2.00	2.00	100	1989	1989	3	50	6,273
2	0810	CONCRETE A	0	0	0	0		100.00	SF 6.50	6.50	100	1989	1989	3	57	371
3	0810	CONCRETE A	0	0	13	3		39.00	SF 6.50	6.50	100	1991	1991	3	62	157
4	0402	CONC BUMPE	0	0	0	0		13.00	UT 25.00	25.00	100	1989	1989	3	66	215
5	0978	SECURTY LT	0	0	0	0		1.00	UT 450.00	450.00	100	1989	1989	3	27	122
6	0972	ST LGHT UN	0	0	0	0		1.00	UT 2,530.00	2,530.00	100	2005	2005	3	66	1,670
7	0978	SECURTY LT	0	0	0	0		1.00	UT 450.00	450.00	100	2012	2012	3	83	374

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	150.00	100.00	18,869.00	SF		1.00	1.00	1.00	12.50	12.50	235,862							

REVIEW DATE 07/12/2024 BY KBA



BLD DATE 12/07/2018 KK LGL DATE 05/25/2023 DC
XF DATE 12/07/2018 KK LAND DATE
INC DATE AG DATE

1639 S 8TH ST, FERNANDINA BEACH

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		6,273.00	SF 2.00	2.00	100	1989	1989	3	50	6,273
2	0810	CONCRETE A	0	0	0	0		100.00	SF 6.50	6.50	100	1989	1989	3	57	371
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4	0402	CONC BUMPE	0	0	0	0		13.00	UT 25.00	25.00	100	1989	1989	3	66	215
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6	0972	ST LGHT UN	0	0	0	0		1.00	UT 2,530.00	2,530.00	100	2005	2005	3	66	1,670
7	0978	SECURTY LT	0	0	0	0		1.00	UT 450.00	450.00	100	2012	2012	3	83	374

TOTAL OB/XF 9,182

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	150.00	100.00	18,869.00	SF		1.00	1.00	1.00	12.50	12.50	235,862							

Total Acres: 0.00 Total Land Value: 235,862 Market: 0 Agricultural: 0 Common: 235,862

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VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		278,976
TOTAL MARKET OB/XF VALUE		9,182
TOTAL LAND VALUE - MARKET		235,862
TOTAL MARKET VALUE		524,020
SOH/AGL Deduction		0
ASSESSED VALUE		524,020
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		524,020
TOTAL JUST VALUE		524,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		537,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326195	SPEEDY CASH REMOD	0	05/01/2013
C25435	CO ISSUED	0	01/17/2012
E24618	REMODEL	0	01/01/2012
B25435	REMODEL	18,900	12/01/2011
5634	NEW CONSTR	55,000	04/11/1989
5438	DEMOLITION	0	01/17/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2583/1228	8/10/2022	WD	Q	I	02
GRANTOR: LYNN INVESTMENTS IV L					
GRANTEE: SHOREBREAK INVESTME					
1403/0560	4/11/2006	WD	Q	I	
GRANTOR: DREWRY PROPERTIES LLC					
GRANTEE: LYNN INVESTMENTS IV					

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2583/1228	8/10/2022	WD	Q	I	02	565,000

GRANTOR: LYNN INVESTMENTS IV L
GRANTEE: SHOREBREAK INVESTME
1403/0560 4/11/2006 WD Q I 525,000
GRANTOR: DREWRY PROPERTIES LLC
GRANTEE: LYNN INVESTMENTS IV

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 N12 W45 S43 CAN=[YR=1993] S4 E110 N4 W110\$ E110 N31\$.

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