

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO 90	
Exterior Wall	05	AVERAGE 10	
Roof Structure	04	WOOD TRUSS 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 100	
Ceiling	02	F.NOT SUS 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures	2	100	
Frame	03	MASONRY 100	
Story Height	9	100	
RMS	6	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	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,430	100	1,430
CAN	180	30	54
PTO	190	5	10
TOTALS	1,800		1,494
			51,749

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE 1&2	- 0%	- 0									Heated Area: 1430 HX Base Yr	
1721 S 8TH ST, FERNANDINA BEACH													
BLD DATE	02/09/2022		KK	LGL DATE	05/25/2023		DC						
XF DATE	02/09/2022		KK	LAND DATE									
INC DATE							AG DATE						

NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 8	Tax Dist:			
BUILDING MARKET VALUE			51,749	
TOTAL MARKET OB/XF VALUE			11,796	
TOTAL LAND VALUE - MARKET			369,750	
TOTAL MARKET VALUE			433,295	
SOH/AGL Deduction			135,620	
ASSESSED VALUE			297,675	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			297,675	
TOTAL JUST VALUE			433,295	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			436,933	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615412	REPAIR/RRF	4,800	10/01/2016
P1518623	PARTIAL DEMO	0	08/01/2015
B1429674	DEMOLITION	1,000	12/31/2014
R1414211	REPAIR/RRF	2,400	12/01/2014
B22223	REMODEL	6,400	01/01/2009
B0007697	REMODEL	90,000	11/08/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/1891	11/15/2007	WD	U	I	19	100
GRANTOR: CORBETT ZELMA CASSIN						
GRANTEE: Z-BUCK LLC						
0869/1690	2/26/1999	WD	Q	I		122,000
GRANTOR: WEBB ALMA B						
GRANTEE: CORBETT ZELMA CASSI						

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	0812	CONCRETE C	0	0	0	0	3,350.00	SF	4.00	4.00	100	2000	2000	3	79	10,586	
2	0400	CONC CURB	0	0	0	0	70.00	LF	15.00	15.00	100	2000	2000	3	84	882	
3	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2000	2000	3	84	42	
4	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2000	2000	3	52	234	
5	0443	STK FNC 6'	0	0	8	0	8.00	LF	10.00	10.00	100	2014	2014	3	65	52	
TOTAL OB/XF 11,796																	

BUILDING NOTES			
BUILDING DIMENSIONS			

PTO=[YR=2000] W19BAS=[YR=2014] W35S30 CAN=[YR=1993]
S4E45N4W45E54N20W19 N10S10E19N10S.

LAND DESCRIPTION														TOTAL OB/XF										
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	001700	C	1STORY OFF	0	0003	CI	250.00	100.00	29,580.00	SF		1.00	1.00	1.00	12.50	12.50	369,750							