



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	70
Exterior Wall	05	AVERAGE	30
Roof Structure	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	06	CUST PANEL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		16	100
Frame	03	MASONRY	100
Story Height		9	100
RMS		4	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	1100	STORES, 1 STORY	
MAR NUM		MKT AREA	02

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	RETAIL	STOR	- 0%	- 0								
Heated Area: 4563 HX Base Yr												

** This building has 15 Sub-Areas
2742 S 8TH ST, FERNANDINA BEACH

BLD DATE	06/14/2021	KK	LGL DATE	
XF DATE	06/14/2021	KK	LAND DATE	06/14/2021
INC DATE			AG DATE	

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		153,991	
TOTAL MARKET OB/XF VALUE		62,967	
TOTAL LAND VALUE - MARKET		1,057,804	
TOTAL MARKET VALUE		1,274,762	
SOH/AGL Deduction		298,152	
ASSESSED VALUE		976,610	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		976,610	
TOTAL JUST VALUE		1,274,762	
NCON VALUE		18,000	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,261,670	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010516	CARPETS	59,832	01/27/2023
22010008	REPAIR/RRF	30,000	10/28/2022
B0719880	REMODEL	0	01/01/2007
C19880	CO ISSUED	0	01/01/2007
E985288	NEW CONSTR	3,000	10/01/1998
3849	H/AC	5,700	07/10/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2108/0970	3/22/2017	WD	Q	I	01	750,000

GRANTOR: BG INVESTMENTS OF AME
GRANTEE: DAVID MENZ INVESTME
2012/0114 | 10/30/2015 | SW | U | I | 12 | 405,000
GRANTOR: FIRST COAST COMMUNITY
GRANTEE: BG INVESTMENTS OF A

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,791	100	2,791	89,038
BAS	110	100	110	3,509
BAS	180	100	180	5,742
BAS	1,245	100	1,245	39,718
BAS	102	100	102	3,254
BAS	135	100	135	4,307
CAN	50	30	15	479
CAN	210	30	63	2,010
CAN	265	30	80	2,552
CAN	25	30	8	255
TOTALS	5,363		4,827	153,991

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	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1984	1984	3	22	1,113	
2	0803	ASPHALT C	0	0	0	0	28,799.00	SF	2.00	2.00	100	1984	1984	3	50	28,799	
3	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	1984	1984	3	100	200	
4	0464	FNC GT 10'	0	0	0	0	2.00	UT	437.50	437.50	100	2020	2020	3	96	840	
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1984	1984	3	21	63	
6	0402	CONC BUMPE	0	0	0	0	19.00	UT	25.00	25.00	100	1984	1984	3	56	266	
7	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2000	2000	3	52	520	
8	0446	BOX FNC 6'	0	0	0	0	449.00	LF	20.00	20.00	100	2018	2018	3	82	7,364	
9	0446	BOX FNC 6'	0	0	0	0	78.00	LF	20.00	20.00	100	2018	2018	3	82	1,279	
10	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564	

LAND DESCRIPTION													TOTAL OB/XF				41,008							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0004	CG	0.00	0.00	82,965.00	SF		1.00	1.00	0.75	17.00	12.75	1,057,804							

BUILDING NOTES												
BAS=[YR=1993] W36BAS=[YR=2007] N10W7 CAN=[YR=2008] W5S5E5N5S5W5 D3 L2 S2 E14S33 BAS=[YR=1994] W7 CAN=[YR=1994] N10 W21 UST=[YR=1993] W5 UST=[YR=1993] W5S5E5 N5S5E5N5S5E5S10E21S W21FST=[YR=1993] N5W10S5E10S BAS=[YR=1994] W10S11E10 N11S11W10S19UOP=[YR=1993] W6S12E6 N12S12E22N6W5 N10E26N13W5N13S S13E5S13W8 BAS=[YR=1994] W18S10E18 FST=[YR=1993] W13S6E13N6S10S16 CAN=[YR=1994] W5S10E5N10S5BAS=[YR=2007] S5E27N5W27S27CAN=[YR=1994] S5E4 N10 E41N5W45 S10N10 E45N37S.												

