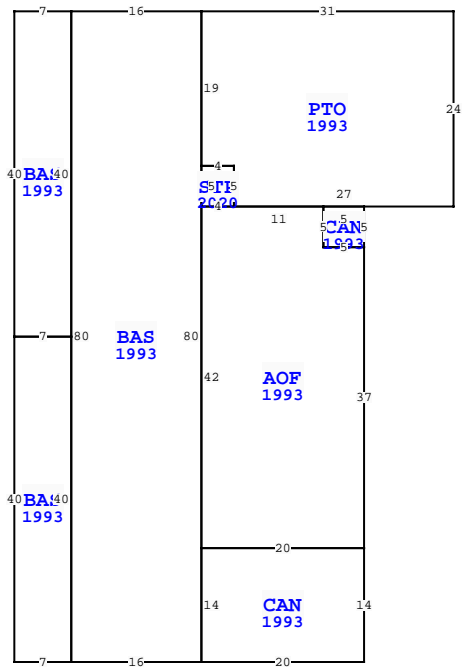


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	60
Exterior Wall	17	CB STUCCO	40
Roof Structure	13	P-STRESS C	100
Roof Cover	04	BUILT-UP	100
Interior Wall	01	MINIMUM	100
Interior Floor	03	CONC FINSH	100
Ceiling	04	NONE	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Fixtures		2	100
Frame	03	MASONRY	100
Story Height		15	100
RMS		5	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level 05	
DOR CODE	2500	REPAIR SERVICE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
AOF	815	100	815
BAS	280	100	280
BAS	280	100	280
BAS	1,280	100	1,280
CAN	25	30	8
CAN	280	30	84
PTO	724	5	36
STP	20	10	2
TOTALS	3,704		2,785
			275,260

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
2603	04	2,785	89.2020	125.11	348,431	1992	2000	0	0	0	21.00	79.00		
1 FULLCARWSH - 0% - 0 Heated Area: 2655 HX Base Yr														



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			370,619
TOTAL MARKET OB/XF VALUE			50,866
TOTAL LAND VALUE - MARKET			455,000
TOTAL MARKET VALUE			876,485
SOH/AGL Deduction			141,311
ASSESSED VALUE			735,174
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			735,174
TOTAL JUST VALUE			876,485
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			892,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008050	REROOF	21,000	09/24/2019
19006373	REMODEL - XFOB	180,000	08/13/2019
19005487	DEMOLITION	25,000	06/27/2019
PRC7	NEW CONSTR	290,000	05/21/1992
8107	NEW CONSTR	290,000	05/21/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2207/0229	6/29/2018	WD	Q	I	01	775,000
GRANTOR: FOWLER ENTERPRISES FL						
GRANTEE: EIGHT FLAGS PROPERT						
2197/0757	5/08/2018	SW	U	I	30	100
GRANTOR: FOWLER ENTERPRISES IN						
GRANTEE: FOWLER ENTERPRISES						

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	13,971.00	SF	2.00	2.00	100	1992	1992	3	50	13,971	
2	0811	CONCRETE B	0	0	0	0	505.00	SF	5.20	5.20	100	1992	1992	3	64	1,681	
3	0400	CONC CURB	0	0	0	0	399.00	LF	15.00	15.00	100	1992	1992	3	72	4,309	
4	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	1992	1992	3	72	108	
5	6001	ROLLUP DR	0	0	0	0	4.00	UT	400.00	400.00	100	1993	1993	3	20	320	
6	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1993	1993	3	32	288	
7	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	1993	1993	3	100	500	
8	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	1992	1992	3	72	36	
9	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	1992	1992	3	100	300	
10	0810	CONCRETE A	0	0	19	4	76.00	SF	6.50	6.50	100	1992	1992	3	64	316	

TOTAL OB/XF													
21,829													
BLD DATE	04/05/2021	KK	LGL DATE	06/06/2023	DC								
XF DATE	04/05/2021	KK	LAND DATE										
INC DATE			AG DATE										

BUILDING NOTES													
PTO=[YR=1993] W31 BAS=[YR=1993] W16 BAS=[YR=1993] W7 S40 BAS=[YR=1993] S40 E7 N40 W7\$ E7 N40\$ S80 E16 CAN=[YR=1993] E20 N14 AOF=[YR=1993] N37 CAN=[YR=1993] N5 W5 S5 E5\$ W5 N5 W11 STP=[YR=2020] N5 W4 S5 E4\$ W4 S42 E20\$ W20 S14\$ N80\$ S19 E4 S5 E27 N24\$.													

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	002500	C	SRVC SHOPS	0		CI	182.00	200.00	36,400.00	SF		1.00	1.00	1.00	12.50	12.50	455,000										

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	70
Exterior Wall	17	CB STUCCO	30
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	01	MINIMUM	100
Interior Floor	03	CONC FINSH	100
Ceiling	04	NONE	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Fixtures		4	100
Frame	03	MASONRY	100
Story Height		15	100
RMS		3	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	SERV SHOP	- 0%	- 0									Heated Area: 1170	

NASSAU COUNTY PROPERTY				PAGE 2 of 3	8
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 8				Tax Dist:	
BUILDING MARKET VALUE				370,619	
TOTAL MARKET OB/XF VALUE				50,866	
TOTAL LAND VALUE - MARKET				455,000	
TOTAL MARKET VALUE				876,485	
SOH/AGL Deduction				141,311	
ASSESSED VALUE				735,174	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				735,174	
TOTAL JUST VALUE				876,485	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				892,296	

Quality	05	Quality Level 05
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2004.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	130	100
BAS	674	100
GOF	366	110
UBM	650	35
TOTALS	1,820	1,435
		95,359

EXTRA FEATURES				1690 S 8TH ST, FERNANDINA BEACH			
BLD DATE	04/05/2021	KK	LGL DATE	06/06/2023	DC		
XF DATE	04/05/2021	KK	LAND DATE				
INC DATE			AG DATE				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2207/0229	6/29/2018	WD Q	Q	I	01	775,000
GRANTOR: FOWLER ENTERPRISES FL						
GRANTEE: EIGHT FLAGS PROPERT						
2197/0757	5/08/2018	SW U	U	I	30	100
GRANTOR: FOWLER ENTERPRISES IN						
GRANTEE: FOWLER ENTERPRISES						

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
11	0810	CONCRETE A	0	0	19	4	76.00	SF	6.50	6.50	100	1992	1992	3	64	316	
12	0803	ASPHALT C	0	0	0	0	8,409.00	SF	2.00	2.00	100	1992	1992	3	50	8,409	
13	0476	VF 6 SBPL	0	0	0	0	31.00	LF	32.00	32.00	100	2017	2017	3	92	913	
14	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	92	552	
15	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	2020	2020	3	90	720	
16	0810	CONCRETE A	0	0	21	15	315.00	SF	6.50	6.50	100	2020	2020	3	99	2,027	
17	0810	CONCRETE A	0	0	20	15	300.00	SF	6.50	6.50	100	2020	2020	3	99	1,931	
18	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2020	2020	3	99	25	
19	0819	CONC 12"	0	0	0	0	162.00	SF	9.50	9.50	100	2020	2020	3	99	1,524	
20	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	2020	2020	3	100	300	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W5 BAS=[YR=1993] W27 GOF=[YR=1993] W13 S26 E15 N14 W2 N12 \$ S12 E2 S14 E25 N26\$ S26 E5 N26\$ PTR=E20 UBM=[YR=1993] E25 S26 W25 N26\$ W20\$ .			

LAND DESCRIPTION										TOTAL OB/XF										16,717				
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

