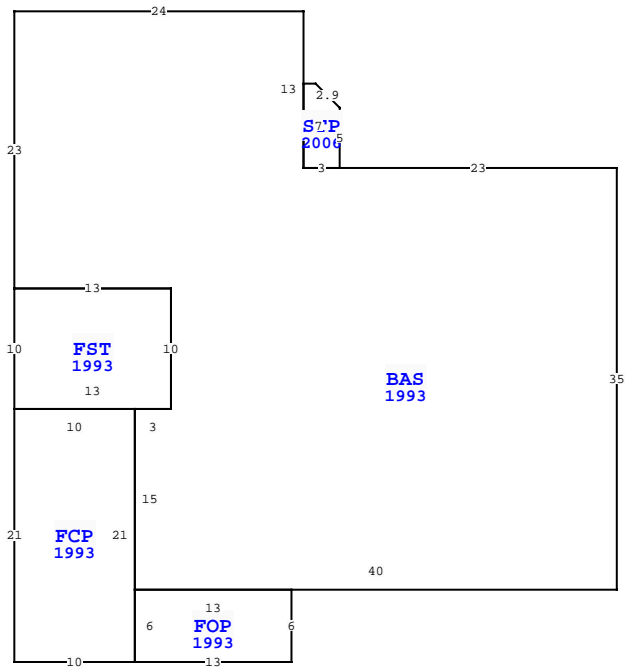


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	06	CUST PANEL	100
Interior Floor	12	HARDWOOD 70	
Interior Floor	14	CARPET 30	
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		9 100	
Frame	03	MASONRY	100
Story Height		7 100	
RMS		6 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	OWNER OCC	100
Quality	03	Quality Level 03	
DOR CODE	1200	STORE/OFFICE/RESID	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,782	100	1,782
FCP	210	30	63
FOP	78	30	23
FST	130	50	65
STP	19	10	2
TOTALS	2,219		1,935
			140,101

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%	- 2024									
Heated Area: 1782 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 3	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			328,168
TOTAL MARKET OB/XF VALUE			67,430
TOTAL LAND VALUE - MARKET			495,500
TOTAL MARKET VALUE			891,098
SOH/AGL Deduction			0
ASSESSED VALUE			891,098
TOTAL EXEMPTION VALUE	02		891,098
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			891,098
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			912,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
DEM-2023-0006	Remove residential	64,300	12/11/2023
DEM-2023-0007	DEMOLITION OF SIN	12,500	12/07/2023
20200046	ROOF - 1666 S 8TH	12,000	11/09/2020
20170691	XFOB	2,975	03/09/2017
20071035	REMODEL	700	06/11/2007
20070952	H/AC	3,500	05/31/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2646/606	6/02/2023	WD U	I	I	17	825,000
GRANTOR: MILLER CLARA VERN TRU						
GRANTEE: FIRST BAPTIST CHURC						
1609/1704	3/04/2009	WD U	I	I	30	100
GRANTOR: MILLER DAVID F SR						
GRANTEE: MILLER CLARA VERN T						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	0	0	770.00	SF	6.50	6.50	100	1980
2	0810	CONCRETE A	0	0	0	0	407.00	SF	6.50	6.50	100	1989
3	0810	CONCRETE A	0	0	7	4	28.00	SF	6.50	6.50	100	1989
4	0810	CONCRETE A	0	0	0	0	165.00	SF	6.50	6.50	100	1955
5	0810	CONCRETE A	0	0	0	0	110.00	SF	6.50	6.50	100	1955
6	0810	CONCRETE A	0	0	3	4	12.00	SF	6.50	6.50	100	1984
7	0646	LWN SPRK H	0	0	0	0	7.00	UT	4.00	4.00	100	2000
8	0510	GARAGE WD-	0	0	30	15	450.00	SF	35.00	35.00	100	1999
9	0510	GARAGE WD-	0	0	20	24	480.00	SF	29.75	29.75	100	2000
10	0510	GARAGE WD-	0	0	22	22	484.00	SF	19.60	19.60	100	2000

TOTAL OB/XF												
14,545												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	001700	C	1STORY OFF	0	0003	C-2	174.00	228.00	39,640.00	SF		1.00

BUILDING NOTES												
BAS=[YR=1993] W23STP=[YR=2006] N5 L2 U2 W1 S7E3\$ W3 N13 W24 S23 FST=[YR=1993] S10 FCP=[YR=1993] S21 E10 FOP=[YR=1993] E13 N6 W13 S6 \$ N21 W10 \$ E13 N10 W13 \$ E13 S10 W3S15 E40 N35 \$ .												

BUILDING DIMENSIONS												
BAS=[YR=1993] W23STP=[YR=2006] N5 L2 U2 W1 S7E3\$ W3 N13 W24 S23 FST=[YR=1993] S10 FCP=[YR=1993] S21 E10 FOP=[YR=1993] E13 N6 W13 S6 \$ N21 W10 \$ E13 N10 W13 \$ E13 S10 W3S15 E40 N35 \$ .												

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	C-2	174.00	228.00	39,640.00	SF		1.00	1.00	1.00	12.50	12.50	495,500								



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	60
Interior Wall	01	MINIMUM	40
Interior Floo	14	CARPET	100
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		10 100	
Frame	03	MASONRY	100
Story Height		7 100	
RMS		7 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	OP	OWNER/PART	100
Quality	03	Quality Level 03	
DOR CODE	1200 STORE/OFFICE/RESID		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,953	100	1,953
BAS	416	100	416
FOP	78	30	23
FOP	84	30	25
TOTALS	2,531		2,417
			178,273

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	2,417	91.2870	129.40	312,760	1955	1989	0	0	43.00	57.00

2 OFFICE 1&2 - 0% - 2024 Heated Area: 2369 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 2 of 3	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			328,168
TOTAL MARKET OB/XF VALUE			67,430
TOTAL LAND VALUE - MARKET			495,500
TOTAL MARKET VALUE			891,098
SOH/AGL Deduction			0
ASSESSED VALUE			891,098
TOTAL EXEMPTION VALUE	02	891,098	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			891,098
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			912,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070953	REMODEL	1,000	05/31/2007
20070519	REMODEL	21,450	03/28/2007
20061111	REMODEL	650	05/19/2006
20060796	XFOB	42,000	04/19/2006
20060780	SWIM POOL	52,000	04/14/2006
20060645	DEMOLITION	0	03/30/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2646/606	6/02/2023	WD	U	I	17	825,000

GRANTOR: MILLER CLARA VERN TRU  
 GRANTEE: FIRST BAPTIST CHURC  
 1609/1704 3/04/2009 WD U I 30 100  
 GRANTOR: MILLER DAVID F SR  
 GRANTEE: MILLER CLARA VERN T

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
11	0861	POOL GUNIT	0	0	40	11	440.00	SF	85.00	85.00	100	2006	2006
12	0872	POOL HTR C	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2006	2006
13	0855	CONC PAVER	0	0	0	0	3,004.00	SF	7.00	7.00	100	2006	2006
14	0911	SCRN RM A	0	0	0	0	1,050.00	SF	35.00	35.00	100	2006	2006
15	0888	AUTO PL CV	0	0	40	11	440.00	SF	7.50	7.50	100	2006	2006
16	0462	ST/AL FNC	0	0	48	0	240.00	SF	10.00	10.00	100	2006	2006
17	1242	WD DECK A	0	0	6	6	36.00	SF	10.00	10.00	100	2006	2006
18	0351	CARPORT MT	0	0	20	20	400.00	SF	5.90	5.90	100	2005	2005
19	0463	FENCE GATE	0	0	0	0	2.00	UT	150.00	150.00	100	2010	2010
20	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	100	2017	2017

TOTAL OB/XF												52,220			
BLD DATE		LGL DATE	06/06/2023	DC											
XF DATE		LAND DATE													
INC DATE		AG DATE													

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2007] W26 S16 BAS=[YR=1993] S14 E8 S10 W19 S29 E13 S6 E17 FOP=[YR=1993] E13 N6 W13 S6 \$ N6 E13 N39 FOP=[YR=1993] N14 W6 S14 E6 \$ W6 N14 W26 \$ E26 N16 \$ .											

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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	01	MINIMUM	100
Interior Floor	03	CONC FINSH	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Plumbing		0 100	
Frame	03	MASONRY	100
Story Height		8 100	
RMS		0 100	
Stories	1.	1. 100	
Class	00	. 100	
Units		0 100	
Occupancy	00	OWNER OCC	100
Quality	03	Quality Level	03
DOR CODE	1200	STORE/OFFICE/RESID	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	780	100	780
			9,794
TOTALS	780		780
			9,794

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4803	06	780	83.1600	38.05	29,679	1953	1985		0	0	67.00	33.00
3 STOR WAREH - 0% - 2024 Heated Area: 780 HX Base Yr												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
1610 S 8TH ST, FERNANDINA BEACH												
06/06/2023 DC												

NASSAU COUNTY PROPERTY			PAGE 3 of 3	2
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE				328,168
TOTAL MARKET OB/XF VALUE				67,430
TOTAL LAND VALUE - MARKET				495,500
TOTAL MARKET VALUE				891,098
SOH/AGL Deduction				0
ASSESSED VALUE				891,098
TOTAL EXEMPTION VALUE	02			891,098
BASE TAXABLE VALUE				0
TOTAL JUST VALUE				891,098
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				912,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19983417	REPAIR/RRF	2,400	03/26/1998
R960488	REPAIR/RRF	2,600	01/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2646/606	6/02/2023	WD U		I	17	825,000
GRANTOR: MILLER CLARA VERN TRU						
GRANTEE: FIRST BAPTIST CHURC						
1609/1704	3/04/2009	WD U		I	30	100
GRANTOR: MILLER DAVID F SR						
GRANTEE: MILLER CLARA VERN T						

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
21	0402	CONC BUMPE	0	0	0	1.00	UT	25.00	25.00	100	2017	2017
22	0446	BOX FNC 6'	0	0	0	41.00	LF	20.00	20.00	100	2017	2017
TOTAL OB/XF 665												

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W26 S30 E26 N30 \$ .									

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