

PT OF LOT 15 & PT OF ALLEY
LYING N'LY & ADJOINING
IN OR 697/1736

COMPASS BANK
ATTN: KIMBER ARLINGTON, ACCOUNTING DIVISION
AURORA, OH 44202

2024

00-00-30-0800-0015-0030



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	17	CB STUCCO 70		
Exterior Wall	28	GLASS THRM 30		
Roof Structure	09	RIDGE FRME 100		
Roof Cover	04	BUILT-UP 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	15	HARDTILE 30		
Ceiling	01	FIN.SUSPD 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Fixtures		8 100		
Frame	03	MASONRY 100		
Story Height		12 100		
RMS		12 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	05	DIST 1A 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	2300	FINANCIAL BLDG		
MAP NUM		MKT AREA		02
NEIGHBORHOOD/LOC	2004.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,868	100	2,868	404,457
CAN	134	30	40	5,641
CAN	2,194	30	658	92,794
TOTALS	5,196		3,566	502,892

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2302	04	3,566	114.0210	220.35	785,768	1985	1992	0	0	0	36.00	64.00	
1 BRNCH BANK - 0% - 0													
Heated Area: 2868													
HX Base Yr													
1742 S 8TH ST, FERNANDINA BEACH													
BLD DATE 02/21/2018 KK LGL DATE 06/06/2023 DC													
XF DATE 02/21/2018 KK LAND DATE													
INC DATE AG DATE													

NASSAU COUNTY PROPERTY				PAGE 1 of 2		8
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 8		Tax Dist:				
BUILDING MARKET VALUE				502,892		
TOTAL MARKET OB/XF VALUE				112,232		
TOTAL LAND VALUE - MARKET				599,010		
TOTAL MARKET VALUE				1,214,134		
SOH/AGL Deduction				316,230		
ASSESSED VALUE				897,904		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				897,904		
TOTAL JUST VALUE				1,214,134		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				1,237,486		

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
1	2021	BANK WINDW	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985
2	0803	ASPHALT C	0	0	0	0	17,600.00	SF	2.00	2.00	100	1993	1993
3	0811	CONCRETE B	0	0	0	0	948.00	SF	5.20	5.20	100	1985	1985
4	2013	RVLTD DR10"	0	0	0	0	1.00	UT	30,000.00	30,000.00	100	1985	1985
5	2020	NITE DEPST	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	1985	1985
6	0400	CONC CURB	0	0	0	0	1,038.00	LF	15.00	15.00	100	1985	1985
7	2025	PNMTC UNIT	0	0	0	0	3.00	UT	14,500.00	14,500.00	100	1985	1985
8	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1985	1985
9	0975	ST LT/ARM	0	0	0	0	5.00	UT	500.00	500.00	100	1985	1985
10	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1985	1985

LAND DESCRIPTION										TOTAL OB/XF										100,959									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	002300	C	FINANCIAL	0	0003	CI	200.00	200.00	39,934.00	SF		1.00	1.00	1.00	15.00	15.00	599,010												

[illegible]