PT OF LOT 15 IN OR 438/741
(EX ESMT'S OR 438/743,
OR 459/458,OR 445/646

BANK OF AMERICA
ATTN: CORP REAL ESTATE ASMTS, PO BOX 32547
CHARLOTTE, NC 28232

2024

00-00-30-0800-0015-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

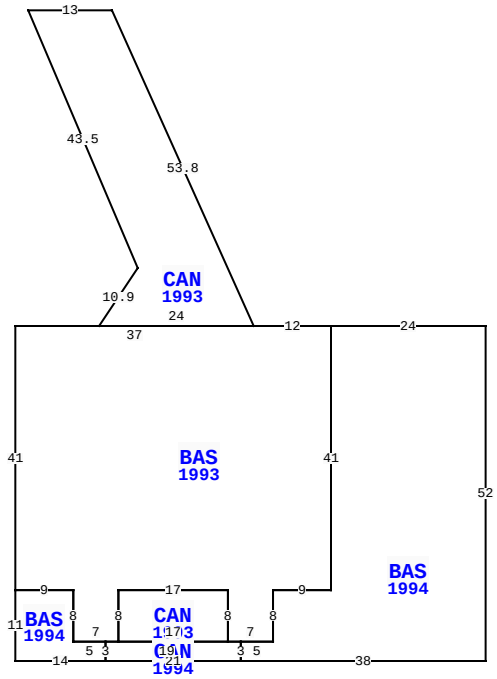
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	28	GLASS THRM 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		10 100
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	2,121	100	2,121	248,918
BAS	114	100	114	13,379
BAS	1,362	100	1,362	159,843
CAN	136	30	41	4,812
CAN	710	30	213	24,998
CAN	63	30	19	2,230
TOTALS	4,506		3,870	454,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2302	04	3,870	110.4160	213.38	825,781	1985	1995	0	0	15	30.00	55.00

1 BRNCH BANK – 0% - 0 Heated Area: 3597 HX Base Yr



1822 S 8TH ST, FERNANDINA BEACH

BLD DATE	03/22/2018 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	17,286.00	SF	2.00	2.00	100	1985	1985	3	50	17,286	
2	0400	CONC CURB	0	0	0	0	1,520.00	LF	15.00	15.00	100	1985	1985	3	58	13,224	
3	0811	CONCRETE B	0	0	0	0	450.00	SF	5.20	5.20	100	1985	1985	3	47	1,100	
4	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1985	1985	3	23	1,164	
5	0810	CONCRETE A	0	0	0	0	124.00	SF	6.50	6.50	100	1985	1985	3	47	379	
6	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	1985	1985	3	23	414	
7	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1994	1994	3	36	324	
8	2013	RVLT DR10"	0	0	0	0	1.00	UT	30,000.00	30,000.00	100	1985	1985	3	81	24,300	
9	2020	NITE DEPST	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	1985	1985	3	81	5,670	
10	2021	BANK WINDW	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	81	4,860	

TOTAL OB/XF 68,721

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	454,180
TOTAL MARKET OB/XF VALUE	91,953
TOTAL LAND VALUE - MARKET	600,000
TOTAL MARKET VALUE	1,146,133
SOH/AGL Deduction	237,540
ASSESSED VALUE	908,593
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	908,593
TOTAL JUST VALUE	1,146,133
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,169,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007025	REMODEL	200,000	08/04/2017
P13540	REMODEL	12,467	10/01/2008
E02-9526	XFOB	200	04/01/2002
20012301	H/AC	2,000	10/19/2001
B01-8884	XFOB	5,000	10/01/2001
E01-8600	XFOB	15,000	10/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0438/0741	11/01/1984	WD	Q	V		185,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W24 BAS=[YR=1993] W12 CAN=[YR=1993] U49 L22 W13 R17 D40 D9 L6 E24$ W37 S41 BAS=[YR=1994] S11 E14 CAN=[YR=1994] E21 N3 W2 CAN=[YR=1993] N8 W17 S8 E17$ W19 S3$ N3 W5 N8 W9$ E9 S8 E7 N8 E17 S8 E7 N8 E9 N41$S41 W9 S8 W5 S3 E38 N52$. .

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	40,000.00	SF		1.00	1.00	1.00	15.00	15.00	600,000							

REVIEW DATE 10/24/2022 BY HS Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/06/2024 BY SYS

PT OF LOT 15 IN OR 438/741
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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE	03/22/2018	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

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TOTAL JUST VALUE	1,146,133
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,169,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19962806	DEMOLITION	500	04/01/1996
19962872	XFOB	5,500	04/01/1996
19930540	ADDITION	391,800	09/01/1993
2828	NEW CONSTR	207,000	01/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0438/0741	11/01/1984	WD	Q	V		185,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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	0646	LWN SPRK H	0	0	0	0	30.00	UT	2.00	2.00	100	1994	1994	3	20	12	
12	0097	AWNING CN	0	0	0	0	7.00	SF	65.00	65.00	100	2002	2002	3	40	182	
13	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2002	2002	3	58	5,870	
14	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	100	2002	2002	3	58	870	
15	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2002	2002	3	58	783	
16	0476	VF 6 SBPL	0	0	0	0	37.00	LF	32.00	32.00	100	2012	2012	3	83	983	
17	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	83	249	
18	4950	BOLLARD	0	0	0	0	12.00	UT	100.00	100.00	100	1985	1985	3	100	1,200	
19	0475	VF 4 SBPL	0	0	0	0	16.00	LF	14.00	14.00	100	2010	2010	3	78	175	
20	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	78	234	

TOTAL OB/XF 10,558

LAND DESCRIPTION

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REVIEW DATE 10/24/2022 BY HS Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/06/2024 BY SYS

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GRANTOR:

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EXTRA FEATURES

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21	4950	BOLLARD	0	0	0	0	9.00	UT	100.00	100.00	100	2017	2017	3	100	900	
22	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	100	2017	2017	3	100	800	
23	0810	CONCRETE A	0	0	93	5	465.00	SF	6.50	6.50	100	2017	2017	3	97	2,932	
24	0400	CONC CURB	0	0	0	0	36.00	LF	15.00	15.00	100	2017	2017	3	98	529	
25	0803	ASPHALT C	0	0	115	20	2,300.00	SF	2.00	2.00	100	2017	2017	3	80	3,680	
26	0811	CONCRETE B	0	0	38	20	760.00	SF	5.20	5.20	100	2017	2017	3	97	3,833	

TOTAL OB/XF 12,674

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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