LOT W1/2 OF 29
IN OR 1889/659
PT OF ABDN ALLEY OR 523/627

ADVANCE CENTER LLC
PO BOX 17529
FERNANDINA BEACH, FL 32035

2024

00-00-30-0800-0029-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

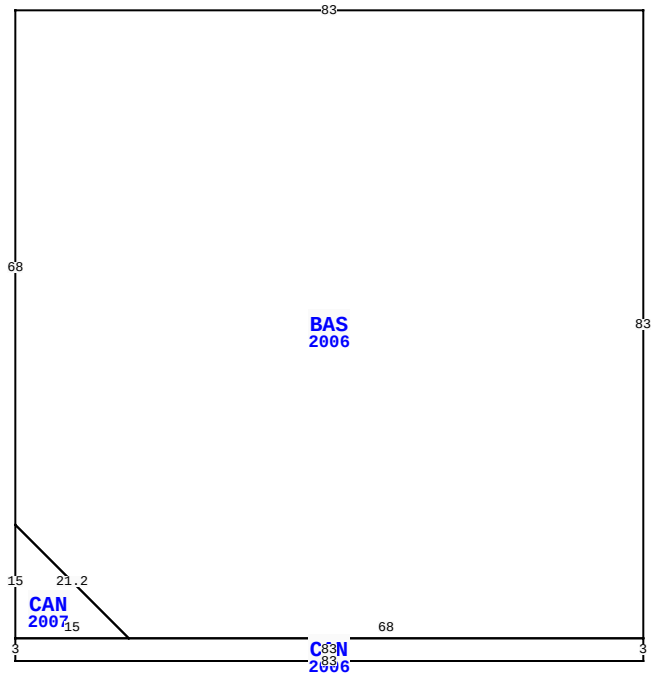
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,777	100	6,777	719,192
CAN	249	30	75	7,960
CAN	113	30	34	3,608
TOTALS	7,139		6,886	730,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	6,886	85.6000	121.98	839,954	2006	2006	0	0	0	13.00	87.00

1 RETAILSTOR – 0% - 0 Heated Area: 6777 HX Base Yr



1880 S 8TH ST, FERNANDINA BEACH

BLD DATE	02/28/2018	KK	LGL DATE		
XF DATE	02/27/2018	KK	LAND DATE	06/01/2023	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	730,760
TOTAL MARKET OB/XF VALUE	71,174
TOTAL LAND VALUE - MARKET	710,062
TOTAL MARKET VALUE	1,511,996
SOH/AGL Deduction	359,403
ASSESSED VALUE	1,152,593
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,152,593
TOTAL JUST VALUE	1,511,996
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,543,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081792	ELEC OTHER	2,000	12/09/2008
M10689	MECH OTHER	0	11/01/2005
P10315	OTHER	0	11/01/2005
B16269	NEW CONSTR	380,000	10/01/2005
R08358	REPAIR/RRF	25,000	10/01/2005
C16269	CO ISSUED	380,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1889/0659	10/18/2013	SW	Q	I	01	1,585,000
GRANTOR: GOLDENM INC						
GRANTEE: ADVANCE CENTER LLC						
1466/0246	12/18/2006	WD	Q	I		1,675,000
GRANTOR: AJDC LLC						
GRANTEE: GOLDENM INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W83S68CAN=[YR=2007] S15 CAN=[YR=2006]
S3E83N3W83$E15 U15 L15 $ D15 R15 E68N83$.

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	6001	ROLLUP DR	0	0	0	8	1.00	UT	400.00	400.00	100	2006	2006	3	27	108	
2	0803	ASPHALT C	0	0	0	0	24,396.00	SF	2.00	2.00	100	2006	2006	3	58	28,299	
3	0812	CONCRETE C	0	0	0	0	5,637.00	SF	4.00	4.00	100	2006	2006	3	87	19,617	
4	0400	CONC CURB	0	0	0	0	629.00	LF	15.00	15.00	100	2006	2006	3	90	8,492	
5	0402	CONC BUMPE	0	0	0	0	21.00	UT	25.00	25.00	100	2006	2006	3	90	473	
6	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2006	2006	3	69	6,983	
7	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2006	2006	3	100	200	
8	0424	CL FNC 6'	0	0	0	0	468.00	LF	20.00	20.00	100	2006	2006	3	69	6,458	
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2006	2006	3	69	414	
10	0443	STK FNC 6'	0	0	0	0	48.00	LF	10.00	10.00	100	2006	2006	3	27	130	

TOTAL OB/XF 71,174

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	001100	C	STORE 1FLR	0		C-2	0.00	0.00	56,805.00	SF		1.00	1.00	1.00	12.50	12.50	710,062							

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 710,062 Market: 0 Agricultural: 0 Common: 710,062 PRINTED 08/06/2024 BY SYS