

PT OF LOT 37 IN OR 2608/1675
BEING PARCEL "C"
SUB OF SEC 30 PBK 1/5

POWER HOUSE MARINA INC/
C/O G BODZIN, 18205 BISCAYNE BLVD #2201
AVENTURA, FL 33160

2024

00-00-30-0800-0037-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	12	100
Frame	02	WOOD FRAME 100
Story Height	15	100
RMS	7	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	2200	DRIVE-IN REST.
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,231	100	2,231	490,945
BAS	42	100	42	9,242
BAS	154	100	154	33,888
BAS	208	100	208	45,772
BAS	231	100	231	50,833
BAS	763	100	763	167,903
CAN	90	30	27	5,941
UOP	130	20	26	5,721

TOTALS	3,849		3,682	810,247
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	25,231.00	SF	2.00
2	0400	CONC CURB	0	0	0	0	1,169.00	LF	15.00
3	0972	ST LGHT UN	0	0	0	0	9.00	UT	2,530.00
4	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00
5	0400	CONC CURB	0	0	0	0	257.00	LF	15.00
6	0402	CONC BUMPE	0	0	0	0	11.00	UT	25.00
7	4950	BOLLARD	0	0	0	0	3.00	UT	100.00
8	0855	CONC PAVER	0	0	0	0	251.00	SF	10.00
9	0646	LWN SPRK H	0	0	0	0	72.00	UT	2.00
10	0964	HALON SYST	0	0	5	3	15.00	SF	50.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	002200	C	DRIVE-IN	0	0003	CI	190.00	215.00	40,061.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2201	04	3,682	116.8226	241.82	890,381	2010	2010	0	0	0	9.00	91.00
1 FAST FOOD - 0% - 2023												
Heated Area: 3629 HX Base Yr												
The floor plan diagram shows a complex layout of a building. The areas are labeled as follows: BAS 2010 (multiple locations), BAS 2011 (multiple locations), CAN 2010 (one location), and UOP 2010 (one location). The dimensions are provided for each segment of the perimeter and internal divisions. The total heated area is 3629 square feet.												
1940 S 8TH ST FERNANDINA BEACH												
				BLD DATE		02/27/2018		LGL DATE		06/01/2023		
				XF DATE				LAND DATE				
				INC DATE				AG DATE				
DC												

TOTAL OB/XF												
73,344												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		810,247	
TOTAL MARKET OB/XF VALUE		91,938	
TOTAL LAND VALUE - MARKET		500,762	
TOTAL MARKET VALUE		1,402,947	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,402,947	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,402,947	
TOTAL JUST VALUE		1,402,947	
NCON VALUE		0	
INCOME VALUE		1,542,324	
PREVIOUS YEAR MKT VALUE		1,437,729	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23539	CO ISSUED	0	08/01/2010
E22823	NEW CONSTR	0	08/01/2010
E22862	NEW CONSTR	0	08/01/2010
G01542	GAS	2,000	06/01/2010
G01548	GAS	600	06/01/2010
R12361	REPAIR/RRF	25,206	06/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2608/1675	12/14/2022	WD	Q	I	05
GRANTOR: SOUTH COAST ENTERPRIS					
GRANTEE: POWER HOUSE MARINA					
1928/0632	7/16/2014	WD	Q	I	05
GRANTOR: R & M ARMSTRONG VENTU					
GRANTEE: SOUTH COAST ENTERPR					

BUILDING NOTES									
UOP=[YR=2010] W6 BAS=[YR=2011] N11 W7 BAS=[YR=2011] N11 W14 S4 BAS=[YR=2011] W26 N4 W10 BAS=[YR=2010] W11 S5 W54 S16 E2 S14 E45 CAN=[YR=2010] E20 N4 U4 L10 S5 W10 S3 \$ N3 E10 N5 /E10 /S8 E30 N7 W9 N4 BAS=[YR=2011] N6 W7 S6 E7 \$ W18 N8 W4 N8 W1 N8 \$ S8 E1 S8 E4 S8 E11 N6 E7 S10 E9 S7 E5 BAS=[YR=2011] E16 N13 W16 S13 \$ N13 W1 N18 \$ S7 E14 \$ W14 S11 E21 \$ W4 S13 E10 N13 \$.									

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