

BLOCK 128 LOT 8
IN OR 2140/580
CITY OF FDNA BEACH

ISOLA VENTURES LLC
96271 DOWLING DR
YULEE, FL 32097

2024

00-00-31-1800-0128-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality			05	Quality Level 05
DOR CODE			1100	STORES, 1 STORY
MAP NUM				MKT AREA 01
NEIGHBORHOOD/LOC			1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,359	100	1,359	174,476
BAS	51	100	51	6,547
BAS	272	100	272	34,921
FOP	35	30	10	1,284
FOP	40	30	12	1,541
FUS	1,369	100	1,369	175,760
STR	20	10	2	257
UOP	16	20	3	385
UOP	104	20	21	2,696
TOTALS	3,266		3,099	397,869

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	0810	CONCRETE A	0	0	0	0		268.00	SF 6.50	6.50	100	1994	1994	3	68	1,185
2	0855	CONC PAVER	0	0	0	0		230.00	SF 10.00	10.00	100	2019	2019	3	98	2,254
3	0810	CONCRETE A	0	0	0	0		458.00	SF 6.50	6.50	100	2019	2019	3	98	2,917

LAND DESCRIPTION		
L N	USE CODE	CLS
1	001100	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	HS	NORM	% COND
0900	01	3,099	116.3800	145.48	450,843	1889	1904	0	0	25	36.75	88.25
1 SNGL FAM - 0% - 0 Heated Area: 3051 HX Base Yr												

303 S 8TH ST, FERNANDINA BEACH	BLD DATE 03/30/2020	KK	LGL DATE	
	XF DATE 03/30/2020	KK	LAND DATE	03/30/2020
	INC DATE		AG DATE	

TOTAL OB/XF												
6,356												

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
1	001100	C	STORE 1FLR	0	0003	C-3	100.00	100.00	10,000.00	SF		1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			397,869
TOTAL MARKET OB/XF VALUE			6,356
TOTAL LAND VALUE - MARKET			400,000
TOTAL MARKET VALUE			804,225
SOH/AGL Deduction			298,528
ASSESSED VALUE			505,697
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			505,697
TOTAL JUST VALUE			804,225
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			785,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230006	REMOVE OLD ROOF,		02/23/2023
20190017	REMODEL	165,900	02/15/2019
7837	REPAIR/RRF	600	08/03/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2140/0580	8/10/2017	WD	Q	I	01	368,300
GRANTOR: BENNER PATRICIA M						
GRANTEE: ISOLA VENTURES LLC						
1275/1988	11/22/2004	QC	U	I	06	100
GRANTOR: MILLS R KENNETH						
GRANTEE: BENNER PATRICIA M						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1993] W10 N1 U3 L2 W6 D3 L2 S1 W2 BAS=[YR=2019] N3 W17 S3 E17\$ W17 S2 UOP=[YR=2019] W12 S12 E8 N10 E4 N2\$ S2 FOP=[YR=2019] W4 S10 UOP=[YR=2019] S4 E4 N4 W4\$ E4 N10\$ S14 W4 S16 E3 BAS=[YR=2019] S8 E34 N8 W34\$ E34 U3 R3 N12 E1 N1 FOP=[YR=1993] E5 N2 STR=[YR=1993] E5 N4 W5 S4\$ N5 W5 S7\$ N7 E2 N11\$ PTR= E15 FUS=[YR=1993] E17 S3 E21 S11 W1 S8 W1 S15 W40 N16 E4 N21\$ W15\$.												