

BLOCK 129 LOT 1
IN OR 2425/636
CITY OF FDNA BEACH

8TH & CEDAR LLC/
302 S 8TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0129-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	03	CONC FINSH 10
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		14 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,962	100	3,962	260,516
SFB	884	80	707	46,488
TOTALS	4,846		4,669	307,003

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	% COND
1101	04	4,669	104.8723	149.44	697,735	1952	1992	0	0	20	36.00
1 RETAILSTOR - 0% - 0 Heated Area: 4669 HX Base Yr											
26 34 SFB 1993 26 28 20 34 63 54 20 54											
BAS 1993											
302 S 8TH ST, FERNANDINA BEACH											
BLD DATE12/16/2021KK XF DATE12/16/2021KK INC DATE LGL DATE LAND DATE AG DATE											
12/16/2021 KK											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0802	ASPHALT B	0	0	0	0	4,482.00	SF	2.40	2.40	
2	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	
3	0810	CONCRETE A	0	0	45	5	225.00	SF	6.50	6.50	
4	0098	AWNING MTL	0	0	14	4	56.00	SF	13.00	13.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	TOT ADJ
1	001100	C	STORE 1FLR	0	0003	MU-8	100.00	100.00	10,000.00	SF	1.00

NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		307,003	
TOTAL MARKET OB/XF VALUE		10,751	
TOTAL LAND VALUE - MARKET		400,000	
TOTAL MARKET VALUE		717,754	
SOH/AGL Deduction		0	
ASSESSED VALUE		717,754	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		717,754	
TOTAL JUST VALUE		717,754	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		741,029	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210188	REMODEL-ATL HAIR	100,000	07/14/2021
20162095	REMODEL	85,000	08/03/2016
20040292	REPAIR/RRF	7,000	02/19/2004
20020897	SIGN	800	05/24/2002
9340B	REMODEL	3,000	10/03/1995
4869	ADDITION	3,200	05/31/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2425/0636	1/12/2021	WD	Q	I	05
GRANTOR: MOONEY STEPHANIE & WI					
GRANTEE: 8TH & CEDAR LLC					
2170/0792	12/20/2017	WD	U	I	11
GRANTOR: MOONEY STEPHANIE					
GRANTEE: MOONEY STEPHANIE L/					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W54 SFB=[YR=1993] W26 S34 E26 N34\$ S34 W20 S28 E20 S1 E54 N63\$.											