

BLOCK 134 LOT 4 N1/2 OF 5
IN OR 1970/1293
CITY OF FDNA BEACH

BIG OAK ON 8TH LLC/
608 S 8TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0134-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	00	100
Frame	03	MASONRY 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	1100	STORES, 1 STORY

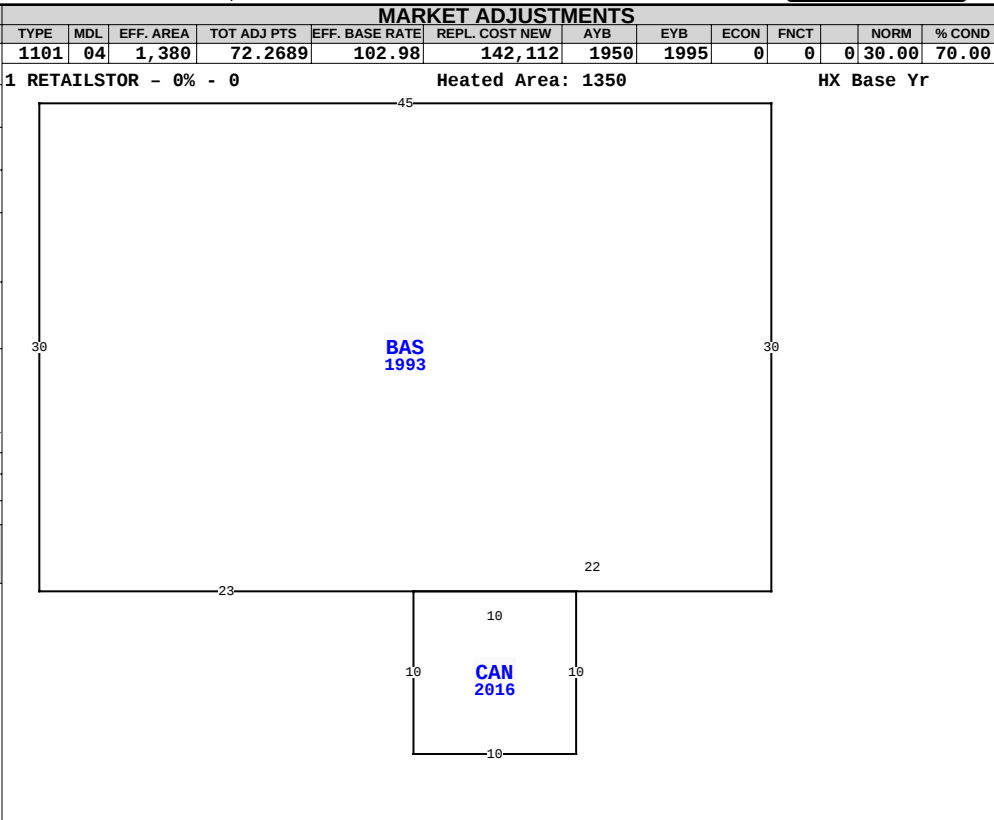
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1095.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1,350	97,316
CAN	100	30	30	2,162

TOTALS	1,450		1,380	99,478
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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	4,251.00	SF	2.00
2	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00
3	0810	CONCRETE A	0	0	27	5	135.00	SF	6.50
4	4950	BOLLARD	0	0	0	0	2.00	UT	100.00
5	0810	CONCRETE A	0	0	20	18	360.00	SF	6.50
6	0402	CONC BUMPE	0	0	0	0	14.00	UT	25.00
7	0400	CONC CURB	0	0	0	0	272.00	LF	15.00
8	0855	CONC PAVER	0	0	0	0	778.00	SF	10.00
9	0443	STK FNC 6'	0	0	0	0	39.00	LF	10.00
10	0855	CONC PAVER	0	0	0	0	107.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001100	C	STORE 1FLR	0	0003	MU-8	0.00	0.00	10,000.00
2	001100	C	STORE 1FLR	0		MU-8	50.00	100.00	5,000.00



BLD DATE	01/20/2022	KK	LGL DATE	
XF DATE	01/20/2022	KK	LAND DATE	01/20/2022
INC DATE			AG DATE	

TOTAL OB/XF									
21,120									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001100	C	STORE 1FLR	0	0003	MU-8	0.00	0.00	10,000.00
2	001100	C	STORE 1FLR	0		MU-8	50.00	100.00	5,000.00

TOTAL OB/XF									
21,120									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001100	C	STORE 1FLR	0	0003	MU-8	0.00	0.00	10,000.00
2	001100	C	STORE 1FLR	0		MU-8	50.00	100.00	5,000.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	222,010		
TOTAL MARKET OB/XF VALUE	24,509		
TOTAL LAND VALUE - MARKET	275,000		
TOTAL MARKET VALUE	521,519		
SOH/AGL Deduction	256,966		
ASSESSED VALUE	264,553		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	264,553		
TOTAL JUST VALUE	521,519		
NCON VALUE	0		
INCOME VALUE	474,188		
PREVIOUS YEAR MKT VALUE	462,853		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161272	RELOCATE BATHROOM	3,000	05/01/2016
20161078	INSTALL 4 TON UNI	7,000	04/18/2016
20160994	CONSTRUCT SIGN	750	04/12/2016
20160923	WIRING FOR BUILD0	2,300	04/06/2016
20160775	INTERIOR UPGRADE	30,000	03/23/2016
20160791	RELOCATE PANEL	550	03/23/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1970/1293	3/27/2015	WD	Q	I	01
GRANTOR: DEES GORDON & SHARON					
GRANTEE: BIG OAK ON 8TH LLC					
0335/0011	4/01/1981	WD	Q	I	
GRANTOR:					
GRANTEE:					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W45 S30 E23 CAN=[YR=2016] S10 E10 N10 W10\$ E22 N30\$.					

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