



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 80		
Exterior Wall	01	MINIMUM 20		
Roof Structure	04	WOOD TRUSS 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	05	ASPH TILE 50		
Interior Floor	14	CARPET 50		
Ceiling	01	FIN.SUSPD 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Fixtures		6 100		
Frame	02	WOOD FRAME 100		
Story Height		10 100		
RMS		6 100		
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		1100STORES, 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	1,770	100	1,770	45,691
CAN	176	30	53	1,368
TOTALS	1,946		1,823	47,059

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	RETAILSTOR	- 0%	- 0									
Heated Area: 1770 HX Base Yr												
BLD DATE	10/12/2021	KK	LGL DATE									
XF DATE	10/12/2021	KK	LAND DATE	10/12/2021	KK							
INC DATE			AG DATE									
515 S 8TH ST, FERNANDINA BEACH												

NASSAU COUNTY PROPERTY				PAGE 1 of 2		2
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				66,225		
TOTAL MARKET OB/XF VALUE				11,788		
TOTAL LAND VALUE - MARKET				450,000		
TOTAL MARKET VALUE				528,013		
SOH/AGL Deduction				0		
ASSESSED VALUE				528,013		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				528,013		
TOTAL JUST VALUE				528,013		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				532,981		

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0803	ASPHALT C	0	0	0	0			2.00	100	1997	1997
2	6001	ROLLUP DR	0	0	0	0			400.00	100	2009	2009
3	0443	STK FNC 6'	0	0	0	0			10.00	100	2000	2000
4	0463	FENCE GATE	0	0	0	0			300.00	100	2000	2000
5	0855	CONC PAVER	0	0	17	13			10.00	100	2021	2021
6	0855	CONC PAVER	0	0	17	4			10.00	100	2021	2021
TOTAL OB/XF 11,788												

LAND DESCRIPTION												
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	MU-8	200.00	100.00	20,000.00	SF		1.00
TOTAL ADJ 0.75												
UNIT PRICE 30.00												
ADJ UNIT PRICE 22.50												
LAND VALUE 450,000												
OTHER ADJUSTMENTS AND NOTES												
YEAR DENSITY DECL FRZ YR CONSRV												

[illegible]