



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	25	MOD METAL 40
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 50
Roof Cover	12	MODULAR MT 50
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	03	CONC FINSH 60
Interior Floo	13	LVT/LAMNT 40
Ceiling	03	PART.FIN. 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	38	100
Frame	03	MASONRY 100
Story Height		15 100
RMS		16 100
Stories	1.5	1.5 100
Units		0 100
QUOB&IAWjustme	02	QUOB&IAWjustme 02
DOR CODE	2100	RESTAURANTS/CAFE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1095.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	160	100	160	2,471
BAS	6,885	100	6,885	106,325
CAN	34	30	10	154
CAN	84	30	25	386
CAN	90	30	27	417
CAN	189	30	57	880
CAN	276	30	83	1,282
CAN	324	30	97	1,498
FUS	1,269	100	1,269	19,597
GOF	7,465	110	8,212	126,818
TOTALS	18,645		18,271	282,159

** This building has 13 Sub-Areas

629 S 8TH ST, FERNANDINA BEACH

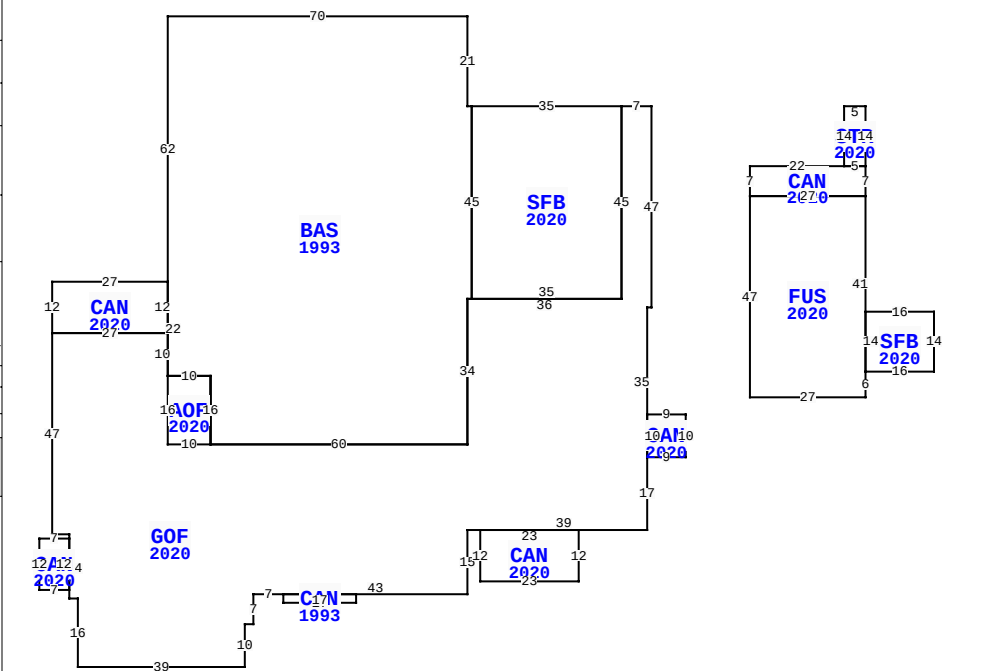
BLD DATE	05/21/2021	KK	LGL DATE	
XF DATE	05/21/2021	KK	LAND DATE	05/21/2021
INC DATE			AG DATE	

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	0803	ASPHALT C	0	0	0	0	2,672.00	SF	2.00	2.00	1	2000	2000	3	1	53	
2	0812	CONCRETE C	0	0	0	0	1,800.00	SF	2.00	2.00	1	1990	1990	3	1	36	
3	0090	AUTO DOOR	0	0	0	0	1.00	UT	1,875.00	1,875.00	1	2009	2009	3	1	19	
4	0825	BRICK	0	0	6	6	36.00	SF	25.00	25.00	1	2014	2014	3	1	9	
5	0812	CONCRETE C	0	0	0	0	1,739.00	SF	4.00	4.00	100	1990	1990	3	59.5	4,139	
6	0811	CONCRETE B	0	0	0	0	537.00	SF	5.20	5.20	1	1990	1990	3	1	28	
7	0648	LIGHTS-AV	0	0	0	0	4.00	UT	140.00	140.00	1	2020	2020	3	1	6	
8	0855	CONC PAVER	0	0	0	0	5,325.00	SF	7.00	7.00	1	2020	2020	3	1	373	
9	0810	CONCRETE A	0	0	0	0	375.00	SF	6.50	6.50	1	2020	2020	3	1	24	
10	0402	CONC BUMPE	0	0	0	0	30.00	UT	25.00	25.00	1	2020	2020	3	1	8	

LAND DESCRIPTION			TOTAL OB/XF 4,695														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	002100	C	RESTAURANT	0	0003	MU-8	200.00	200.00	20,000.00	SF		1.00	1.00	0.85	30.00	25.50	510,000
2	002100	C	RESTAURANT	0		MU-8	0.00	0.00	30,000.00	SF		1.00	1.00	0.70	40.00	28.00	840,000

MARKET ADJUSTMENTS

1 RSTARANT 1 - 0% - 2023 Heated Area: 17218 HX Base Yr



NASSAU COUNTY PROPERTY PAGE 1 of 3 2

VALUATION SUMMARY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		282,159
TOTAL MARKET OB/XF VALUE		5,835
TOTAL LAND VALUE - MARKET		1,350,000
TOTAL MARKET VALUE		1,637,994
SOH/AGL Deduction		0
ASSESSED VALUE		1,637,994
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,637,994
TOTAL JUST VALUE		1,637,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,646,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190039	ROOF	85,000	10/31/2019
20183774	OTHER-SITE	300,000	11/02/2018
20183798	REMODEL	2,000,000	11/02/2018
20183289	INTERIOR DEMO	39,500	09/19/2018
20170639	BLD OUT-P5 SURFBO	1,000	03/06/2017
20161756	XFOB - FENCE	0	06/27/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2538/0647	2/10/2022	WD Q	I	I	01	1,810,600
GRANTOR: SUPER SILLY MONKEY LL						
GRANTEE: MOCAMA HOLDINGS LLC						
2153/0949	6/21/2017	WD U	I	I	11	100
GRANTOR: 629 SOUTH 8TH STREET						
GRANTEE: SUPER SILLY MONKEY						

BUILDING NOTES

BUILDING DIMENSIONS
GOF=[YR=2020] W7 SFB=[YR=2020] W35 BAS=[YR=1993] W1 N21
W70 S62 CAN=[YR=2020] W27 S12 E27 N12\$ S22 AOF=[YR=2020]
S16 E10 N16 W10\$ E10 S16 E60 N34 E1 N45\$ S45 E35 N45\$ S45 W36
S34 W60 N16 W10 N10 W27 S47 E4 S1 CAN=[YR=2020] W7 S12 E7
N12\$ S14 E2 S16 E39 N10 E2 N7 E7 CAN=[YR=1993] S2 E17 N2
W17\$ E43 N15 E3 CAN=[YR=2020] S12 E23 N12 W23\$ E39 N17
CAN=[YR=2020] E9 N10 W9 S10\$ N35 E1 N47\$ PTR= E50
STR=[YR=2020] W5 S14 CAN=[YR=2020] W22 S7 FUS=[YR=2020]
S47 E27 N6 SFB=[YR=2020] E16 N14 W16 S14\$ N41 W27\$ E27 N7
W5\$ E5 N14\$ W50\$.

MOCAMA HOLDINGS LLC
629 S 8TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0148-0020

REVIEW DATE	03/28/2022	BY	DCA	Total Acres: 0.00	Total Land Value: 1,350,000	Market: 0	Agricultural: 0	Common: 1,350,000	PRINTED 08/06/2024 BY SYS
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