

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	02	SHED 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	11	CLAY TILE 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	3	100
Frame	02	WOOD FRAME 100
Story Height		14 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1701	04	1,707	134.0089	189.96	324,262	1930	2010	0	0	0	9.00	91.00	

1 OFFICE 1&2 - 0% - 0 Heated Area: 1576 HX Base Yr

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		295,078	
TOTAL MARKET OB/XF VALUE		17,990	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		613,068	
SOH/AGL Deduction		202,534	
ASSESSED VALUE		410,534	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		410,534	
TOTAL JUST VALUE		613,068	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		617,178	

Quality				
DOR CODE				
MAP NUM				
NEIGHBORHOOD/LOC				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,156	100	1,156	199,831
BAS	420	100	420	72,603
CAN	20	30	6	1,037
CAN	416	30	125	21,608
TOTALS	2,012		1,707	295,078

731 S 8TH ST, FERNANDINA BEACH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190043	REMODEL	25,000	06/14/2019
990143	REMODEL	2,000	03/30/1999
984926	REMODEL	2,500	02/04/1999
9546B	REMODEL	2,500	01/17/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2264/1825	3/28/2019	WD	Q	I	01	325,000
GRANTOR: TAYLOR DONALD W						
GRANTEE: JHB CUSTOM TRIM LLC						
0857/1034	12/02/1998	WD	Q	I		85,000
GRANTOR: DOORN TIMOTHY						
GRANTEE: TAYLOR DONALD W						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	0	0	1,136.00	SF	10.00	10.00	100	2019	2019	3	98	11,133	
2	0446	BOX FNC 6'	0	0	0	46.00	LF	20.00	20.00	100	2019	2019	3	86	791	
3	0940	SHEDS/PORT	0	0	20	200.00	SF	30.00	30.00	100	2020	2020	3	90	5,400	
4	0446	BOX FNC 6'	0	0	0	21.00	LF	20.00	20.00	100	2020	2020	3	90	378	
5	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2012] W28 S15 BAS=[YR=1993] S42 E12 CAN=[YR=1993] E5 N4 W5 S4\$ N4 E5 S4 E11 N10 CAN=[YR=2019] E16 N26 W16 S26\$ N32 W28\$ E28 N15\$.													

LAND DESCRIPTION														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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001700	C	1STORY OFF	0	0003	MU-8	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	30.00	30.00	300,000							