BLOCK 154 LOTS 3-12 & 23-32
PT OR 1625/831
CITY OF FDNA BEACH

WELL TRAVELED PROPERTIES LLC
PO BOX 4
FERNANDINA BEACH, FL 32035-0004

2024

00-00-31-1800-0154-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

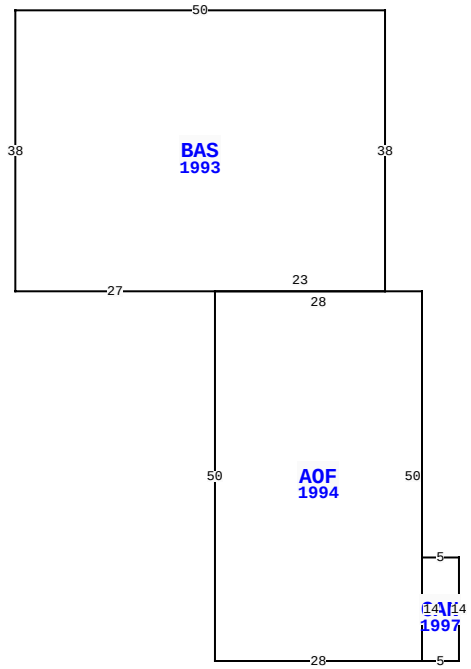
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	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
AOF	1,400	100	1,400	72,446
BAS	1,900	100	1,900	98,320
CAN	70	30	21	1,086
TOTALS	3,370		3,321	171,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	3,321	61.3548	86.97	288,827	1958	1990	0	0	0	40.50	59.50

1 OFFICE 1&2 – 0% - 0 Heated Area: 3300 HX Base Yr



708 S 8TH ST, FERNANDINA BEACH

BLD DATE	09/27/2019	KK	LGL DATE	
XF DATE	09/27/2019	KK	LAND DATE	09/27/2019 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,291,892
TOTAL MARKET OB/XF VALUE	56,129
TOTAL LAND VALUE - MARKET	1,487,500
TOTAL MARKET VALUE	2,835,521
SOH/AGL Deduction	858,652
ASSESSED VALUE	1,976,869
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,976,869
TOTAL JUST VALUE	2,835,521
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,920,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190033	REPAIR/RRF	24,500	08/06/2019
20173126	REPAIR/RRF	11,500	10/10/2017
20170999	NEW CONSTR	881,430	04/03/2017
20121789	H/AC	7,428	08/30/2012
20121005	A/C	2,980	06/05/2012
20090818	REMODEL	6,500	06/26/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1625/0831	6/11/2009	WD	Q	I	02	1,262,500
GRANTOR: MILLER TREVETT & MCCA						
GRANTEE: WELL TRAVELED PROPE						
0779/0724	12/12/1996	WD	U	I	07	100
GRANTOR: WILT HENRY E						
GRANTEE: MILLER TREVETT & MC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S38 E27 AOF=[YR=1994] S50 E28
CAN=[YR=1997] E5 N14 W5 S14 $ N50 W28 $ E23 N38 $.

EXTRA FEATURES

LN	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	1,545.00	SF	2.00	2.00	100	1997	1997	3	50	1,545	
2	0812	CONCRETE C	0	0	0	0	3,036.00	SF	4.00	4.00	100	1997	1997	3	73	8,865	
3	0646	LWN SPRK H	0	0	0	0	40.00	UT	2.00	2.00	100	1997	1997	3	20	16	
4	0097	AWNING CN	0	0	0	0	20.00	SF	65.00	65.00	100	1997	1997	3	40	520	
5	0097	AWNING CN	0	0	0	0	9.00	SF	65.00	65.00	100	1997	1997	3	40	234	
6	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	1997	1997	3	80	80	
7	0446	BOX FNC 6'	0	0	0	0	70.00	LF	20.00	20.00	100	1997	1997	3	20	280	
8	0424	CL FNC 6'	0	0	0	0	32.00	LF	20.00	20.00	100	1997	1997	3	42	269	
9	0430	CL FNC 6B	0	0	0	0	276.00	LF	9.70	9.70	100	1997	1997	3	42	1,124	
10	0430	CL FNC 6B	0	0	0	0	61.00	LF	9.70	9.70	100	1997	1997	3	42	249	

TOTAL OB/XF 13,182

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001100	C	STORE 1FLR	0	0003	MU-8	350.00	100.00	35,000.00	SF		1.00	1.00	1.00	30.00	30.00	1,050,000							
2	001100	C	STORE 1FLR	0		MU-8	250.00	100.00	25,000.00	SF		1.00	1.00	1.00	17.50	17.50	437,500							

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 1,487,500 Market: 0 Agricultural: 0 Common: 1,487,500 PRINTED 08/06/2024 BY SYS

BLOCK 154 LOTS 3-12 & 23-32
PT OR 1625/831
CITY OF FDNA BEACH

WELL TRAVELED PROPERTIES LLC
PO BOX 4
FERNANDINA BEACH, FL 32035-0004

2024

00-00-31-1800-0154-0030

BUILDING CHARACTERISTICS

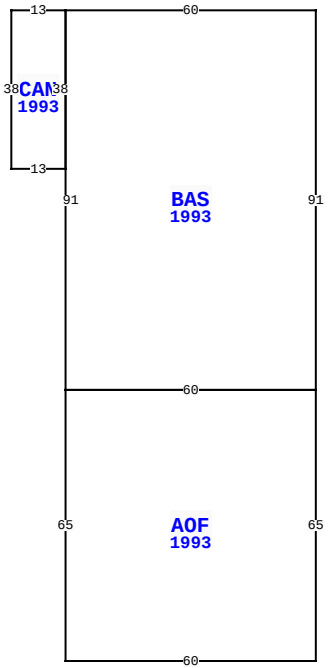
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 60
Interior Floo	05	ASPH TILE 40
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	05	STEEL 100
Common Wall		25 100
Story Height		18 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	00	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
AOF	3,900	100	3,900	80,343
BAS	5,460	100	5,460	112,480
CAN	494	30	148	3,049
TOTALS	9,854		9,508	195,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	04	9,508	94.8024	43.37	412,362	1945	1990	0	0	0	52.50	47.50

2 STOR WAREH – 0% - 0 Heated Area: 9360 HX Base Yr



708 S 8TH ST, FERNANDINA BEACH

BLD DATE	09/27/2019 KK	LGL DATE	
XF DATE	09/27/2019 KK	LAND DATE	09/27/2019 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 4 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,291,892
TOTAL MARKET OB/XF VALUE	56,129
TOTAL LAND VALUE - MARKET	1,487,500
TOTAL MARKET VALUE	2,835,521
SOH/AGL Deduction	858,652
ASSESSED VALUE	1,976,869
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,976,869
TOTAL JUST VALUE	2,835,521
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,920,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090527	SIGN	500	04/29/2009
20032564	H/AC	4,000	02/21/2003
10487-B	REMODEL	35,000	05/14/1997
10380	REMODEL	21,500	03/17/1997
10343B	REMODEL	39,000	02/28/1997
102708B	REPAIR/RRF	1,200	01/28/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1625/0831	6/11/2009	WD	Q	I	02	1,262,500
GRANTOR: MILLER TREVETT & MCCA						
GRANTEE: WELL TRAVELED PROPE						
0779/0724	12/12/1996	WD	U	I	07	100
GRANTOR: WILT HENRY E						
GRANTEE: MILLER TREVETT & MC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 CAN=[YR=1993] W13 S38 E13 N38 $ S91
AOF=[YR=1993] S65 E60 N65 W60 $ E60 N91 $.

EXTRA FEATURES

LN	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
11	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	1997	1997	3	20	240	
12	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1997	1997	3	42	378	
13	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	1997	1997	3	100	300	
14	0855	CONC PAVER	0	0	14	3	42.00	SF	7.00	7.00	100	2016	2016	3	96	282	
15	0855	CONC PAVER	0	0	0	0	3,301.00	SF	10.00	10.00	100	2017	2017	3	97	32,020	
16	0812	CONCRETE C	0	0	0	0	1,380.00	SF	4.00	4.00	100	2017	2017	3	97	5,354	
17	0400	CONC CURB	0	0	0	0	94.00	LF	15.00	15.00	100	2017	2017	3	98	1,382	
18	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2017	2017	3	98	98	
19	0810	CONCRETE A	0	0	49	1	49.00	SF	6.50	6.50	100	2017	2017	3	97	309	
20	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2017	2017	3	92	828	

TOTAL OB/XF 41,191

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 1,487,500 Market: 0 Agricultural: 0 Common: 1,487,500 PRINTED 08/06/2024 BY SYS

BLOCK 154 LOTS 3-12 & 23-32
PT OR 1625/831
CITY OF FDNA BEACH

WELL TRAVELED PROPERTIES LLC
PO BOX 4
FERNANDINA BEACH, FL 32035-0004

2024

00-00-31-1800-0154-0030

BUILDING CHARACTERISTICS

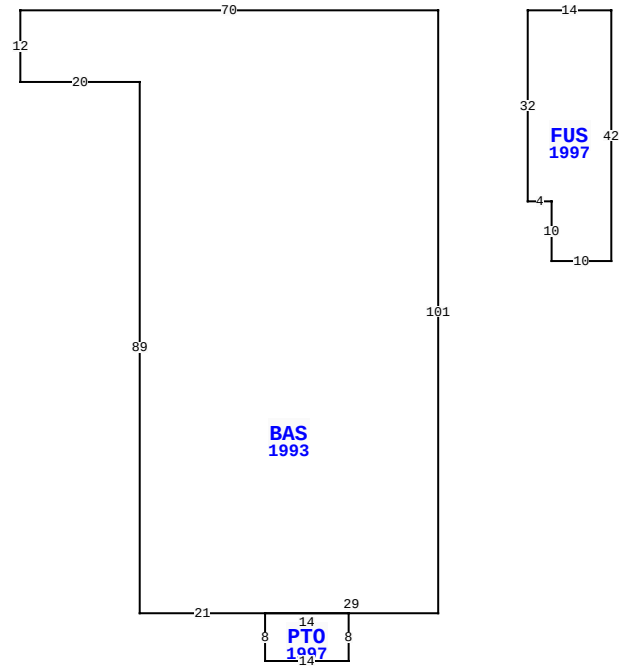
ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	05	STEEL 100
Common Wall		33 100
Story Height		24 100
RMS		10 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 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	5,290	100	5,290	496,778
FUS	548	100	548	51,462
PTO	112	5	6	563
TOTALS	5,950		5,844	548,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	5,844	111.3424	157.83	922,359	1945	1990	0	0	0	40.50	59.50

3 OFFICE 1&2 – 0% - 0 Heated Area: 5838 HX Base Yr



708 S 8TH ST, FERNANDINA BEACH

BLD DATE	09/27/2019	KK	LGL DATE	
XF DATE	09/27/2019	KK	LAND DATE	09/27/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 4 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,291,892
TOTAL MARKET OB/XF VALUE	56,129
TOTAL LAND VALUE - MARKET	1,487,500
TOTAL MARKET VALUE	2,835,521
SOH/AGL Deduction	858,652
ASSESSED VALUE	1,976,869
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,976,869
TOTAL JUST VALUE	2,835,521
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,920,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10208B	DEMOLITION	0	12/19/1996
10195B	REPAIR/RRF	6,400	12/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1625/0831	6/11/2009	WD	Q	I	02	1,262,500
GRANTOR: MILLER TREVETT & MCCA						
GRANTEE: WELL TRAVELED PROPE						
0779/0724	12/12/1996	WD	U	I	07	100
GRANTOR: WILT HENRY E						
GRANTEE: MILLER TREVETT & MC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W70 S12 E20 S89 E21 PTO=[YR=1997] S8 E14 N8 W14 $ E29 N101 $ PTR= E15 FUS=[YR=1997] E14 S42 W10 N10 W4 N32 $ W15 $.

EXTRA FEATURES

LN	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
21	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2017	2017	3	78	312	
22	0646	LWN SPRK H	0	0	0	0	24.00	UT	2.00	2.00	100	2017	2017	3	84	40	
23	6002	EL ROLL DR	0	0	0	0	2.00	UT	900.00	900.00	100	2017	2017	3	78	1,404	

LAND DESCRIPTION

TOTAL OB/XF 1,756

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 1,487,500 Market: 0 Agricultural: 0 Common: 1,487,500 PRINTED 08/06/2024 BY SYS

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

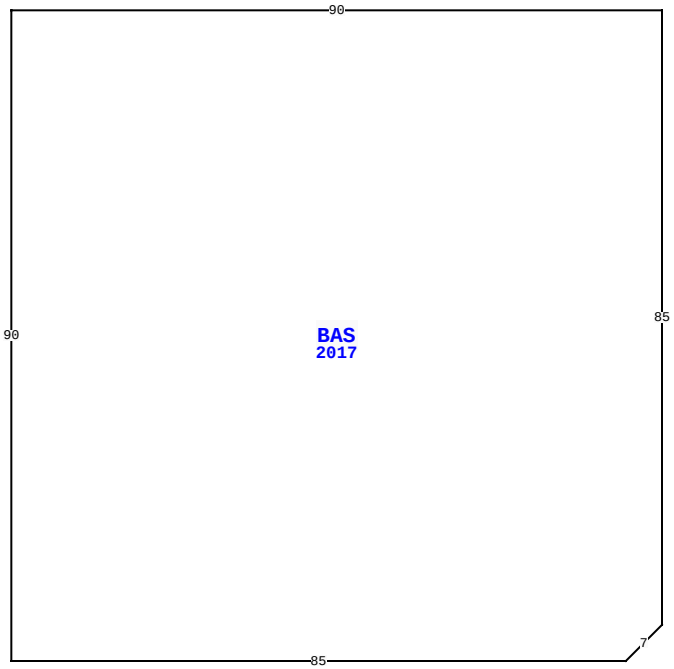
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	05	STEEL 100
Story Height		34 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 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	8,088	100	8,088	375,364
TOTALS	8,088		8,088	375,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	8,088	130.0563	59.50	481,236	2017	2017	0	0	0	22.00	78.00

4 PREFAB MTL – 0% - 0 Heated Area: 8088 HX Base Yr



708 S 8TH ST, FERNANDINA BEACH

BLD DATE	09/27/2019	KK	LGL DATE	
XF DATE	09/27/2019	KK	LAND DATE	09/27/2019 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,291,892
TOTAL MARKET OB/XF VALUE	56,129
TOTAL LAND VALUE - MARKET	1,487,500
TOTAL MARKET VALUE	2,835,521
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ASSESSED VALUE	1,976,869
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,976,869
TOTAL JUST VALUE	2,835,521
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,920,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1625/0831	6/11/2009	WD	Q	I	02	1,262,500
GRANTOR: MILLER TREVETT & MCCA						
GRANTEE: WELL TRAVELED PROPE						
0779/0724	12/12/1996	WD	U	I	07	100
GRANTOR: WILT HENRY E						
GRANTEE: MILLER TREVETT & MC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W90 S90 E85 U5 R5 N85$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 1,487,500 Market: 0 Agricultural: 0 Common: 1,487,500 PRINTED 08/06/2024 BY SYS