

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

05
04

AVERAGE 100
WOOD TRUSS 100

Roof Cover
Interior Wall

03
05

COMP SHNGL 100
DRYWALL 100

Interior Floo
Ceiling

03
04

CONC FINSH 100
NONE 100

Air Condition
Heating Type

01
01

NONE 100
NONE 100

Fixtures
Frame

2 100
03

MASONRY 100

Story Height

10 100

RMS
Stories
Units

3 100
1.
0 100

1. 100

BUD8 Adjustme
Occupancy

02
00

DIST FB 100
OWNER OCC 100

Quality

05

Quality Level 05

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

1,800

100

1,800

195,389

TOTALS

1,800

1,800

195,389

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

1101041,80088.5780126.22227,196198320050014.0086.00

1 RETAILSTOR - 0% - 0Heated Area: 1800HX Base Yr

BLD DATE08/29/2022HS

XF DATE08/29/2022HS

LGL DATELAND DATEAG DATE

08/29/2022HS

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE195,389

TOTAL MARKET OB/XF VALUE6,204

TOTAL LAND VALUE - MARKET150,000

TOTAL MARKET VALUE351,593

SOH/AGL Deduction29,571

ASSESSED VALUE322,022

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE322,022

TOTAL JUST VALUE351,593

NCON VALUE0

INCOME VALUE1,346,036

PREVIOUS YEAR MKT VALUE359,506

PERMIT NUMDESCRIPTIONAMTISSUED

20210193REMODEL40,00007/22/2021

20060737REPAIR/RRF4,11604/13/2006

011546REMODEL40,00007/10/2001

990928REMODEL17,00007/27/1999

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYRSN CD SALE PRICE

2454/10374/20/2021WDQI02322,000

GRANTOR: SHAPIRO FB LLC

GRANTEE: LITTLE CHICKEN HOLD

2156/004510/27/2017WDQI01185,000

GRANTOR: GARVIN MARTHA S

GRANTEE: SHAPIRO FB LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S60 E30 N60\$.

EXTRA FEATURES

917 S 8TH ST, FERNANDINA BEACH

BLD DATE08/29/2022HS

XF DATE08/29/2022HS

LGL DATELAND DATEAG DATE

08/29/2022HS

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A001311143.00SF6.506.5010020002000379734

20810CONCRETE A005525.00SF6.506.501001983198334167

30810CONCRETE A0000237.00SF6.506.50100200020003791,217

40811CONCRETE B0000997.00SF5.205.20100200020003794,096

50402CONC BUMPE00002.00UT25.0025.001002005200538945

60649LIGHTS-GD00001.00SF225.00225.001002000200032045

LAND DESCRIPTION

TOTAL OB/XF6,204

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT D TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1001100CSTORE 1FLR00003MU-875.00100.007,500.00SF1.001.001.0020.0020.00150,000

REVIEW DATE08/29/2022BYHS

Total Acres: 0.00Total Land Value: 150,000Market: 0Agricultural: 0Common: 150,000PRINTED 08/06/2024 BY SYS