BLOCK 166 LOTS 5 6 7 26 27 &
28
CITY OF FDNA BEACH

NORTH FLORIDA KEYS LLC
911 S 8TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0166-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

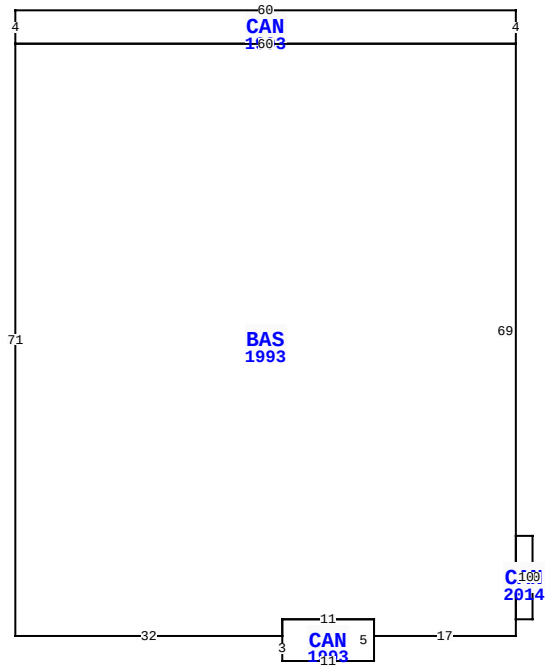
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	05	ASPH TILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		12 100
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	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1095.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,238	100	4,238	221,246
CAN	55	30	16	835
CAN	240	30	72	3,759
CAN	20	30	6	313
TOTALS	4,553		4,332	226,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	4,332	89.8263	127.33	551,594	1979	1983	0	0	0	59.00	41.00

1 OFFICE 1&2 – 0% - 2023 Heated Area: 4238 HX Base Yr



911 S 8TH ST, FERNANDINA BEACH

BLD DATE	01/20/2022	KK	LGL DATE		
XF DATE	01/20/2022	KK	LAND DATE	01/20/2022	KK
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	226,154
TOTAL MARKET OB/XF VALUE	16,118
TOTAL LAND VALUE - MARKET	375,000
TOTAL MARKET VALUE	617,272
SOH/AGL Deduction	0
ASSESSED VALUE	617,272
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	617,272
TOTAL JUST VALUE	617,272
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	634,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160261	INSTALL 10 TON UN	5,500	02/01/2016
20151799	CO ISSUED	0	12/21/2015
20151865	REMODEL	2,000	08/12/2015
20151799	REMODEL	28,000	08/03/2015
20130191	ELEC OTHER	20,000	01/29/2013
20130050	OTHER	500	01/08/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2550/0761	3/25/2022	WD	Q	I	05	766,000
GRANTOR: JOEL R SHAPIRO ENTERP						
GRANTEE: NORTH FLORIDA KEYS						
1969/1243	3/18/2015	SW	Q	I	05	345,000
GRANTOR: FLORIDA PUBLIC UTILIT						
GRANTEE: JOEL R SHAPIRO ENTE						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W60 S4 BAS=[YR=1993] S71E32 CAN=[YR=1993] S3 E11 N5 W11 S2 $ N2 E11 S2 E17 N2CAN=[YR=2014] E2N10W2 S10$N69 W60$ E60 N4 $.

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	3,764.00	SF	2.00	2.00	100	1979	1979	3	50	3,764	
2	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	1993	1993	3	32	995	
3	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1993	1993	3	32	160	
4	4950	BOLLARD	0	0	0	0	1.00	UT	100.00	100.00	100	2000	2000	3	100	100	
5	0648	LIGHTS-AV	0	0	0	0	2.00	UT	140.00	140.00	100	2000	2000	3	20	56	
6	0810	CONCRETE A	0	0	0	0	254.00	SF	6.50	6.50	100	2002	2002	3	82	1,354	
7	1123	CB 8"	0	0	0	0	316.00	SF	6.15	6.15	100	1979	1979	3	30	583	
8	0400	CONC CURB	0	0	0	0	34.00	LF	15.00	15.00	100	2005	2005	3	89	454	
9	0803	ASPHALT C	0	0	0	0	1,530.00	SF	2.00	2.00	100	1993	1993	3	50	1,530	
10	0400	CONC CURB	0	0	0	0	29.00	LF	15.00	15.00	100	1979	1979	3	44	191	

TOTAL OB/XF 9,187

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	001700	C	1STORY OFF	0	0004	MU-8	75.00	100.00	7,500.00	SF		1.00	1.00	1.00	20.00	20.00	150,000							
2	001700	C	1STORY OFF	0	0006	MU-8	75.00	100.00	7,500.00	SF		1.00	1.00	1.00	30.00	30.00	225,000							

REVIEW DATE 01/20/2022 BY KK Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 08/06/2024 BY SYS

BLOCK 166 LOTS 5 6 7 26 27 & 28
CITY OF FDNA BEACH

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FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0166-0260

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1095.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE	01/20/2022	KK	LGL DATE
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NASSAU COUNTY PROPERTY

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BASE TAXABLE VALUE	617,272
TOTAL JUST VALUE	617,272
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	634,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121850	REPAIR/RRF	28,000	09/07/2012
20111579	ELEC OTHER	250	09/08/2011
20110909	REMODEL	1,500	06/07/2011
20110910	REMODEL	1,500	06/07/2011
20110791	REMODEL	18,500	05/23/2011
20061204	FOUNDATION	0	05/26/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2550/0761	3/25/2022	WD	Q	I	05	766,000
GRANTOR: JOEL R SHAPIRO ENTERP						
GRANTEE: NORTH FLORIDA KEYS						
1969/1243	3/18/2015	SW	Q	I	05	345,000
GRANTOR: FLORIDA PUBLIC UTILIT						
GRANTEE: JOEL R SHAPIRO ENTE						

BUILDING NOTES

BUILDING DIMENSIONS

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	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	1993	1993	3	74	74	
12	1123	CB 8"	0	0	0	0	38.00	SF	6.15	6.15	100	1979	1979	3	30	70	
13	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	2005	2005	3	66	1,026	
14	0803	ASPHALT C	0	0	0	0	1,604.00	SF	2.00	2.00	100	1993	1993	3	50	1,604	
15	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	1993	1993	3	74	56	
16	0400	CONC CURB	0	0	0	0	43.00	LF	15.00	15.00	100	1993	1993	3	74	477	
17	0810	CONCRETE A	0	0	17	2	34.00	SF	6.50	6.50	100	1993	1993	3	66	146	
18	0803	ASPHALT C	0	0	0	0	1,752.00	SF	2.00	2.00	100	1993	1993	3	50	1,752	
19	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	1993	1993	3	74	56	
20	1123	CB 8"	0	0	0	0	78.00	SF	6.15	6.15	100	1979	1979	3	30	144	

TOTAL OB/XF 5,405

LAND DESCRIPTION

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REVIEW DATE 01/20/2022 BY KK Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 08/06/2024 BY SYS

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NEIGHBORHOOD/LOC	1095.00		

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NASSAU COUNTY PROPERTY

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	617,272
TOTAL JUST VALUE	617,272
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	634,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052343	REPAIR/RRF	15,000	07/29/2005
20052092	H/AC	5,000	06/28/2005
20012450	SIGN	1,000	11/08/2000
7901	REPAIR/RRF	8,900	09/16/1993
7769	ADDITION	70,800	06/25/1993

SALES DATA

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GRANTOR: JOEL R SHAPIRO ENTERP						
GRANTEE: NORTH FLORIDA KEYS						
1969/1243	3/18/2015	SW	Q	I	05	345,000
GRANTOR: FLORIDA PUBLIC UTILIT						
GRANTEE: JOEL R SHAPIRO ENTE						

BUILDING NOTES

BUILDING DIMENSIONS

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	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	2005	2005	3	66	1,026	
22	0090	AUTO DOOR	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2000	2000	3	20	500	

LAND DESCRIPTION

TOTAL OB/XF 1,526

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 01/20/2022 BY KK Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 08/06/2024 BY SYS