



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 CB STUCCO 90
Exterior Wall	15 CONC BLOCK 10
Roof Structure	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	11 CLAY TILE 10
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	40 100
Frame	03 MASONRY 100
Story Height	10 100
RMS	54 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	1700OFFICE BUILDINGS

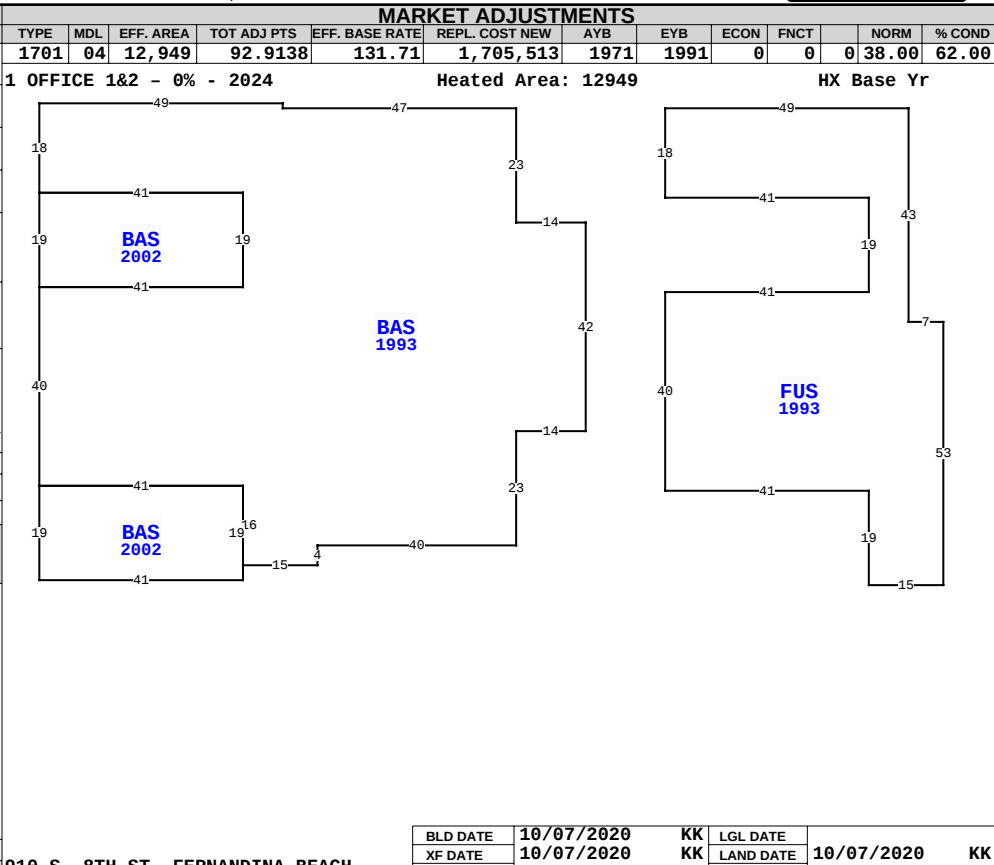
MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC 1095.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,874	100	7,874	642,993
BAS	779	100	779	63,613
BAS	779	100	779	63,613
FUS	3,517	100	3,517	287,199

TOTALS	12,949		12,949	1,057,418
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EXTRA FEATURES									
L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	701.00	SF	5.20	5.20
2	0811	CONCRETE B	0	0	23	506.00	SF	5.20	5.20
3	0803	ASPHALT C	0	0	0	10,246.00	SF	2.00	2.00
4	0972	ST LGHT UN	0	0	0	1.00	UT	3,289.00	3,289.00
5	0975	ST LT/ARM	0	0	0	1.00	UT	500.00	500.00
6	0819	CONC 12"	0	0	14	84.00	SF	9.50	9.50
7	0810	CONCRETE A	0	0	0	140.00	SF	6.50	6.50
8	0855	CONC PAVER	0	0	0	433.00	SF	10.00	10.00
9	0402	CONC BUMPE	0	0	0	38.00	UT	25.00	25.00
10	0476	VF 6 SBPL	0	0	0	138.00	LF	32.00	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001700	C	1STORY OFF	0	0003	MU-8	275.00	100.00	27,500.00
2	001700	C	1STORY OFF	0	0003	MU-8	50.00	100.00	5,000.00



910 S	8TH ST, FERNANDINA BEACH	BLD DATE 10/07/2020	KK	LGL DATE 10/07/2020	KK	10/07/2020	KK
		XF DATE 10/07/2020	KK	LAND DATE			
		INC DATE		AG DATE			

TOTAL OB/IF									
24,124									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001700	C	1STORY OFF	0	0003	MU-8	275.00	100.00	27,500.00
2	001700	C	1STORY OFF	0	0003	MU-8	50.00	100.00	5,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 3	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			1,183,892
TOTAL MARKET OB/IF VALUE			39,253
TOTAL LAND VALUE - MARKET			637,500
TOTAL MARKET VALUE			1,860,645
SOH/AGL Deduction			0
ASSESSED VALUE			1,860,645
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,860,645
TOTAL JUST VALUE			1,860,645
NCON VALUE			0
INCOME VALUE			718,010
PREVIOUS YEAR MKT VALUE			1,026,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200040	NEW CONSTR-BLD OU	30,000	05/18/2020
20163010	FOUNDATION	5,000	11/03/2016
20163003	HOUSEMVING	15,000	11/02/2016
20131640	REMODEL	750	07/12/2013
20131638	DEMOLITION	1,500	07/11/2013
20131490	VINYLFNC	3,500	06/27/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2611/0662	1/01/2023	WD Q	I	01	
GRANTOR: LAST FRONTIER OF FB L					
GRANTEE: YULEE TWO LAND TRUS					
1865/1199	6/20/2013	SW U	I	12	300,000
GRANTOR: FEDERAL DEPOSIT INSUR					
GRANTEE: LAST FRONTIER OF FB					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W47 N1 W49 S18 BAS=[YR=2002] S19 E41 N19 W41\$ E41 S19 W41 S40 BAS=[YR=2002] S19 E41 N19 W41\$ E41 S16 E15 N4 E40 N23 E14 N42 W14 N23\$ PTR=E30 FUS=[YR=1993] E49 S43 E7 S53 W15 N19 W41 N40 E41 N19 W41 N18\$ W30\$.									



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structure	04	WOOD TRUSS 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	13	LVT/LAMMT 100		
Ceiling	01	FIN.SUSPD 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Fixtures		3 100		
Frame	02	WOOD FRAME 100		
Story Height		10 100		
RMS		2 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 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	840	100	840	125,577
CAN	20	30	6	897
TOTALS	860		846	126,474

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	846	108.7275	154.12	130,386	2017	2017	0	0	3.00	97.00

2 OFFICE 1&2 - 0% - 2024

Heated Area: 840

HX Base Yr

8

5

7

4

4

5

43

43

20

CAN
2017

BAS
2017

BLD DATE

10/07/2020

KK

LGL DATE

10/07/2020

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 637,500 Market: 0 Agricultural: 0 Common: 637,500 PRINTED 08/06/2024 BY SYS