BLOCK 172 LOTS 7 8 9 10 23 24
& 25
IN OR 1758/662

YANGAS LAND COMPANY LLC/
1008 SOUTH 8TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0172-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 90
Interior Wall	01	MINIMUM 10
Interior Floo	10	TERRAZZO 70
Interior Floo	07	CORK/VTILE 30
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	00	QUALITY 100
Occupancy	00	Level 03

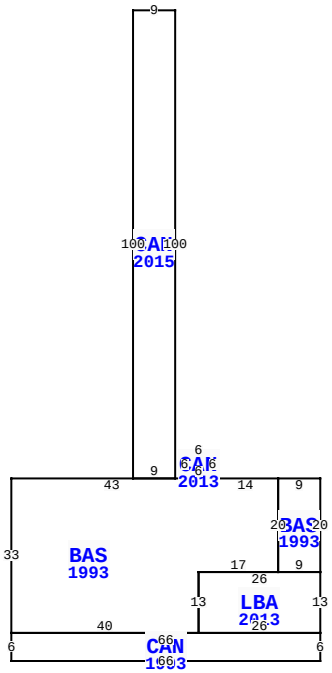
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1095.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100	180	7,355
BAS	1,660	100	1,660	67,828
CAN	396	30	119	4,862
CAN	36	30	11	449
CAN	900	30	270	11,032
LBA	338	110	372	15,200
TOTALS	3,510		2,612	106,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1101	04	2,612	95.5760	136.20	355,754	1977	1977	0	0	20	50.00	30.00

1 RETAILSTOR – 0% - 0 Heated Area: 2178 HX Base Yr



1008 S 8TH ST, FERNANDINA BEACH

BLD DATE	12/17/2019	KK	LGL DATE	
XF DATE	12/17/2019	KK	LAND DATE	12/17/2019 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	106,726
TOTAL MARKET OB/XF VALUE	79,740
TOTAL LAND VALUE - MARKET	306,250
TOTAL MARKET VALUE	492,716
SOH/AGL Deduction	126,042
ASSESSED VALUE	366,674
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	366,674
TOTAL JUST VALUE	492,716
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	496,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190066	XFOB	35,000	09/13/2019
20180428	OTHER-CONCRETE PA	35,000	02/06/2018
20151571	REMODEL	500	07/07/2015
20151247	NEW CONSTR	110,000	06/02/2015
20130304	DEMOLITION	14,000	02/13/2013
20130305	DEMOLITION	7,000	02/13/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1758/0662	9/28/2011	WD	Q	I	01	215,000
GRANTOR: NASSAU LAND COMPANY L						
GRANTEE: YANGAS LAND COMPANY						
1011/0644	10/05/2001	WD	Q	I		600,000
GRANTOR: FRAZIER JOHN W III						
GRANTEE: NASSAU LAND COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 BAS=[YR=1993] W14 CAN=[YR=2013] N6 W6 S6 E6$ W43 S33 CAN=[YR=1993] S6 E66 N6 LBA=[YR=2013] N13 W26 S13 E26$ W66$ E40 N13 E17 N20$ S20 E9 N20$ PTR= W40 CAN=[YR=2015] E9 N100 W9 S100$ E40$.

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	0812	CONCRETE C	0	0	0	0	1,779.00	SF	4.00	4.00	100	1977	1977	3	28	1,992	
2	0803	ASPHALT C	0	0	0	0	5,343.00	SF	2.00	2.00	100	1990	1990	3	50	5,343	
3	0400	CONC CURB	0	0	0	0	102.00	LF	15.00	15.00	100	1977	1977	3	40	612	
4	0978	SECURTY LT	0	0	0	0	2.00	UT	225.00	225.00	100	2001	2001	3	55	248	
5	0424	CL FNC 6'	0	0	0	0	27.00	LF	20.00	20.00	100	2005	2005	3	66	356	
6	0424	CL FNC 6'	0	0	0	0	168.00	LF	10.00	10.00	100	2009	2009	3	76	1,277	
7	0424	CL FNC 6'	0	0	0	0	180.00	LF	20.00	20.00	100	2013	2013	3	85	3,060	
8	0422	CL FNC 4'	0	0	0	0	10.00	LF	15.00	15.00	100	2009	2009	3	76	114	
9	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2013	2013	3	85	1,020	
10	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	66	198	

TOTAL OB/XF 14,220

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	0.00	0.00	10,000.00	SF		1.00	1.00	1.00	17.50	17.50	175,000							
2	001100	C	STORE 1FLR	0		MU-8	25.00	100.00	7,500.00	SF		1.00	1.00	1.00	17.50	17.50	131,250							

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 306,250 Market: 0 Agricultural: 0 Common: 306,250 PRINTED 08/06/2024 BY SYS

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& 25
IN OR 1758/662

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TOTALS				

MARKET ADJUSTMENTS

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ASSESSED VALUE	366,674
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	366,674
TOTAL JUST VALUE	492,716
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	496,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091172	REPAIR/RRF	14,060	09/01/2009
20071010	XFOB	1,500	06/06/2007
20070914	SIGN	400	05/23/2007
20052348	SIGN	890	08/01/2005
20051881	REMODEL	1,000	06/01/2005
20051871	REPAIR/RRF	2,000	05/31/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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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	0424	CL FNC 6'	0	0	0	0	708.00	LF	20.00	20.00	100	2015	2015	3	89	12,602	
12	0819	CONC 12"	0	0	34	18	612.00	SF	9.50	9.50	100	2018	2018	3	97	5,640	
13	0819	CONC 12"	0	0	0	0	3,754.00	SF	9.50	9.50	100	2018	2018	3	97	34,593	
14	0819	CONC 12"	0	0	15	15	225.00	SF	9.50	9.50	100	2018	2018	3	97	2,073	
15	0351	CARPORT MT	0	0	31	20	620.00	SF	10.00	10.00	100	2019	2019	3	86	5,332	
16	0812	CONCRETE C	0	0	0	0	1,347.00	SF	4.00	4.00	100	2019	2019	3	98	5,280	

LAND DESCRIPTION

TOTAL OB/XF 65,520

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: 306,250 Market: 0 Agricultural: 0 Common: 306,250 PRINTED 08/06/2024 BY SYS