

BLOCK 180 LOT 2
PT OR 1569/959
CITY OF FDNA BEACH

ROWLANDS HOLDINGS LLC/
1120 S 8TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0180-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	25 MOD METAL 80
Exterior Wall	16 WD FR STUC 20
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	08 DECORATIVE 100
Interior Floo	14 CARPET 70
Interior Floo	15 HARDTILE 30
Ceiling	03 PART.FIN. 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	8 100
Frame	05 STEEL 100
Story Height	16 100
RMS	7 100
Stories	1.5 1.5 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 OWNER OCC 100
Quality	04 Quality Level 04
DOR CODE	1100STORES, 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	1,809	100	1,809	288,060
BAS	1,669	100	1,669	265,768
BAS	668	100	668	106,371
UST	991	40	396	63,058
UST	240	40	96	15,287
UST	91	40	36	5,733
UST	112	40	45	7,166
UUS	1,508	50	754	120,065
UUS	1,378	50	689	109,715
TOTALS	8,466		6,162	981,222

EXTRA FEATURES	
L N	OB/XF CODE
1	0978
2	9001
3	9001
4	9000
5	6001
6	4950
7	0810
8	0810
9	0810
10	0097

LAND DESCRIPTION	
L N	USE CODE
1	001100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	6,162	129.9392	185.16	1,140,956	1976	2005	0	0	0 14.00	86.00
1 RETAILSTOR - 0% - 0 Heated Area: 4146 HX Base Yr											
1120 S 8TH ST, FERNANDINA BEACH											
BLD DATE	02/26/2019	KK	LGL DATE								
XF DATE	02/26/2019	KK	LAND DATE	02/26/2019	KK						
INC DATE			AG DATE								

TOTAL OB/XF											
10,405											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001100	C	STORE 1FLR	0	0003	MU-8	100.00	100.00	10,000.00	SF	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		981,222	
TOTAL MARKET OB/XF VALUE		10,489	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		1,166,711	
SOH/AGL Deduction		518,889	
ASSESSED VALUE		647,822	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		647,822	
TOTAL JUST VALUE		1,166,711	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,206,111	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101328	SIGN	100	08/10/2010
20081529	REMODEL	0	10/02/2008
20081486	ELEC OTHER	0	09/24/2008
20080972	REPAIR/RRF	74,000	06/06/2008
20051797	FOUNDATION	1,000	05/16/2005
20051701	ADDITION	1,000	04/29/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1569/0959	6/03/2008	WD U	I	19	
GRANTOR: ROWLANDS INC					
GRANTEE: ROWLANDS HOLDINGS L					
0588/0082	1/11/1990	WD U	I	09	
GRANTOR: ROWLAND DORETHA					
GRANTEE: ROWLANDS INC					

BUILDING NOTES	
BUILDING DIMENSIONS	
UST=[YR=1993] N3 UST=[YR=2002] E12 N20 W12 S20 \$ N57 W15 BAS=[YR=1993] W17 UST=[YR=2014] W13 S3 D8 R13 N11S11 L13 U8 N3W31BAS=[YR=2014] W13S46 UST=[YR=2014] S14E8N14W8\$E8S14E5N60\$ S46E12N18E43N4E6N24\$S24W6S4 BAS=[YR=2009] W43S18W12S14E58N27E8N4 W11N1\$S1E11S4W8S27E18\$PTR=S50 W40 UUS=[YR=1993] N4 E12S4E11N30W2N2 W45S4W2S28E26\$ UUS=[YR=2009] W26N4 W16S2W5S16E4S12E48N26W5\$ N50 E40\$.	

**ROWLANDS HOLDINGS LLC/
1120 S 8TH ST
FERNANDINA BEACH, FL 32034**

00-00-31-1800-0180-0020

REVIEW DATE	02/26/2019	BY	KK	Total Acres: 0.00	Total Land Value: 175,000	Market: 0	Agricultural: 0	Common: 175,000	PRINTED 08/06/2024 BY SYS
-------------	------------	----	----	-------------------	---------------------------	-----------	-----------------	-----------------	---------------------------