

BLOCK 184 PT OF LOTS 3 & 6
ALL OF LOTS 4 & 5 &
BLOCK 185 PT OF LOTS 5 & 6

COCHRAN MARK DENNIS/STEWART FAMILY REVOCABLE TRUST
MAVIS TIRE SUPPLY LLC ATTN: LE, 358 SAW MILL RIVER RD
MILLWOOD, NY 10546

2024

00-00-31-1800-0184-0031



BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	17	CB STUCCO	60
Exterior Wall	15	CONC BLOCK	40
Roof Structure	09	RIDGE FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	01	MINIMUM	60
Interior Wall	04	PLYWOOD	40
Interior Floor	03	CONC FINSH	70
Interior Floor	07	CORK/VTILE	30
Ceiling	03	PART.FIN.	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Fixtures	10	100	
Frame	03	MASONRY	100
Story Height	15	100	
RMS	6	100	
Stories	1.	1. 100	
Units	0	100	
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	ONE F190	Level 03
DOR CODE	2700	VEH SALE/REPAIR	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1095.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
AOF	361	100	361
BAS	1,950	100	1,950
CAN	900	30	270
SDA	1,286	110	1,415
SFB	2,153	80	1,722
TOTALS	6,650		5,718

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2501	04	5,718	77.9185	66.82	382,077	1977	1980	0	0	50.00	50.00
1 SERV SHOP - 0% - 0				Heated Area: 5319				HX Base Yr			
BLD DATE		12/20/2019				KKA	LGL DATE				
XF DATE		12/20/2019				KKA	LAND DATE		06/06/2023		
INC DATE							AG DATE				
DC DATE						DC DATE					
1260 S 8TH ST, FERNANDINA BEACH											
BLD DATE		12/20/2019				KKA	LGL DATE				
XF DATE		12/20/2019				KKA	LAND DATE				
INC DATE							AG DATE				
DC DATE						DC DATE					
06/06/2023 DC											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0803	ASPHALT C	0	0	0	0	7,650.00	SF	2.00	2.00	100
2	0430	CL FNC 6B	0	0	0	0	609.00	LF	9.70	9.70	100
3	0803	ASPHALT C	0	0	0	0	18,200.00	SF	2.00	2.00	100
4	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100
5	0812	CONCRETE C	0	0	58	40	2,320.00	SF	4.00	4.00	100
6	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100
7	1089	HYDRL RAMP	0	0	0	0	4.00	UT	5,500.00	5,500.00	100
9	0810	CONCRETE A	0	0	75	6	450.00	SF	6.50	6.50	100
10	0810	CONCRETE A	0	0	35	12	420.00	SF	6.50	6.50	100
11	0465	FNC GT 15'	0	0	0	0	2.00	UT	450.00	450.00	100

1260 S 8TH ST, FERNANDINA BEACH				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
7,650.00	SF	2.00	2.00	100	1980	1980	3	50	7,650	
609.00	LF	9.70	9.70	100	1977	1977	3	20	1,181	
18,200.00	SF	2.00	2.00	100	1990	1990	3	50	18,200	
5.00	UT	25.00	25.00	100	1977	1977	3	40	50	
2,320.00	SF	4.00	4.00	100	1999	1999	3	77	7,146	
3.00	UT	450.00	450.00	100	1977	1977	3	20	270	
4.00	UT	5,500.00	5,500.00	100	1977	1977	3	50	11,000	
450.00	SF	6.50	6.50	100	1977	1977	3	28	819	
420.00	SF	6.50	6.50	100	1977	1977	3	28	764	
2.00	UT	450.00	450.00	100	1977	1977	3	20	180	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002700	C	AUTO SALES	0	0003	CI	200.00	325.00	62,377.00	SF	1.00

TOTAL OB/XF										47,260		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
03	CI	200.00	325.00	62,377.00	SF		1.00	1.00	1.00	12.50	12.50	7
Total Acres: 0.00		Total Land Value: 779,712				Market: 0				Agricultural: 0		

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 8											
Tax Dist:											
BUILDING MARKET VALUE											
191,038											
TOTAL MARKET OB/XF VALUE											
47,260											
TOTAL LAND VALUE - MARKET											
779,712											
TOTAL MARKET VALUE											
1,018,010											
SOH/AGL Deduction											
438,649											
ASSESSED VALUE											
579,361											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
579,361											
TOTAL JUST VALUE											
1,018,010											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
1,024,362											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996146	XFOB	4,000	07/16/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2458/1178	1/19/2021	QC	U	I	11	100	
GRANTOR: STEWART STANLEY W & M							
GRANTEE: STEWART FAMILY REVO							
0869/0010	2/23/1999	QC	U	I	01	32,500	
GRANTOR: COCHRAN ALVIE							
GRANTEE: COCHRAN MARK DENNIS							

BUILDING NOTES											
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BUILDING DIMENSIONS											
CAN=[YR=1993] W18 BAS=[YR=1993] W35 SFB=[YR=1993] N50 W40 S50 AOF=[YR=1993] S19 SDA=[YR=1993] S31 E36 N41 W17 S10 W19 \$ E19 N19 W19 \$ E19 S9 E17 N9 E4 \$ W4 S50 E39 N50 \$ S50 E18 N50 \$.											