

BLOCK 185 LOTS 1 2 7 & 8
EAST OF HWY & PT OF
VACATED S 9TH ST

BO AND MIKE'S DETAIL SHOP INC
1224 S 8TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0185-0010



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	02	SHED 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	04	PLYWOOD 100		
Interior Floor	14	CARPET 100		
Ceiling	01	FIN.SUSPD 100		
Air Condition	02	WINDOW 100		
Heating Type	03	FORCED AIR 100		
Fixtures		7 100		
Frame	02	WOOD FRAME 100		
Story Height		8 100		
RMS		4 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	05	DIST 1A 100		
Occupancy	00	OWNER OCC 100		
Quality		02	Quality Level 02	
DOR CODE		2500 REPAIR SERVICE		
MAP NUM		MKT AREA		02
NEIGHBORHOOD/LOC		1095.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	360	13,591
CAN	144	30	43	1,623
TOTALS		504	403	15,214

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2501	04	403	73.9935	63.45	25,570	1987	1990	0	0	40.50	59.50
1 SERV SHOP - 0% - 0											
Heated Area: 360 HX Base Yr											
BAS 1993 27 24 CAN 1993 24											
1224 S 8TH ST, FERNANDINA BEACH											
BLD DATE 10/18/2019 KKA LGL DATE 10/18/2019 KKA AG DATE 10/18/2019 KKA											

NASSAU COUNTY PROPERTY				PAGE 1 of 2		8
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 8		Tax Dist:				
BUILDING MARKET VALUE				15,214		
TOTAL MARKET OB/XF VALUE				19,518		
TOTAL LAND VALUE - MARKET				437,500		
TOTAL MARKET VALUE				472,232		
SOH/AGL Deduction				209,139		
ASSESSED VALUE				263,093		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				263,093		
TOTAL JUST VALUE				472,232		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				474,192		

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0856	POROUS CC	0	0	0	0	3,942.00	SF	1.25	1.25	100	1987	1987	3
2	1243	WD DECK F	0	0	4	8	32.00	SF	8.00	8.00	100	1987	1987	3
3	1242	WD DECK A	0	0	43	5	215.00	SF	10.00	10.00	100	1999	1999	3
4	0810	CONCRETE A	0	0	26	16	416.00	SF	6.50	6.50	100	1987	1987	3
5	0351	CARPORT MT	0	0	25	21	525.00	SF	3.30	3.30	100	2001	2001	3
6	0811	CONCRETE B	0	0	25	25	625.00	SF	5.20	5.20	100	2001	2001	3
7	0351	CARPORT MT	0	0	25	24	600.00	SF	3.50	3.50	100	2001	2001	3
8	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	2001	2001	3
9	0443	STK FNC 6'	0	0	0	0	197.00	LF	10.00	10.00	100	2001	2001	3
10	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2002	2002	3

LAND DESCRIPTION										TOTAL OB/XF										9,750									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	002500	C	SRVC SHOPS	0	0003	CI	200.00	175.00	35,000.00	SF		1.00	1.00	1.00	12.50	12.50	437,500												

BO AND MIKE'S DETAIL SHOP INC
1224 S 8TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0185-0010

[illegible]