

BLOCK 198 LOTS 1 TO 3 & 5 E OF
HWY & LOTS 6 7 8
OR 1251/1594 & OR 1258/829 &

AMELIA ISLAND ANIMAL HOSPITAL
1470 S 8TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0198-0011



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 100
Roof Structur	01 FLAT 100
Roof Cover	04 BUILT-UP 100
Interior Wall	01 MINIMUM 50
Interior Wall	05 DRYWALL 50
Interior Floo	13 LVT/LAMMT 60
Interior Floo	03 CONC FINSH 40
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	10 100
Frame	03 MASONRY 100
Story Height	9 100
RMS	9 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	1720 MEDICAL OFFICE
MAP NUM	
MKT AREA	02
NEIGHBORHOOD/LOC	1095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100	2,100	130,491
BAS	126	100	126	7,829
BAS	1,296	100	1,296	80,532
CAN	28	30	8	497
CAN	68	30	20	1,243
CAN	108	30	32	1,989
TOTALS	3,726		3,582	222,581

EXTRA FEATURES	
L N	OB/XF CODE
1	0803 ASPHALT C
2	0402 CONC BUMPE
3	0648 LIGHTS-AV
4	0810 CONCRETE A
5	0646 LWN SPRK H
6	0810 CONCRETE A
7	0446 BOX FNC 6'
8	0463 FENCE GATE
9	0441 STK FNC 4'
10	0463 FENCE GATE

LAND DESCRIPTION	
L N	USE CODE
1	001901 C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1721	04	3,582	81.6131	132.21	473,576	1974	1985	0	0	53.00	47.00
1 MDL OFFICE - 0% - 0											
Heated Area: 3522											
HX Base Yr											
1470 S 8TH ST, FERNANDINA BEACH											
BLD DATE	12/05/2017	KK	LGL DATE								
XF DATE	12/13/2019	KKA	LAND DATE								
INC DATE			AG DATE								
06/06/2023 DC											

TOTAL OB/XF											
6,779											
L N	OB/XF CODE	DESCRIPTION	CLS	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0803	ASPHALT C	0	0	0	0	0	4,044.00	SF	2.00	2.00
2	0402	CONC BUMPE	0	0	0	0	0	9.00	UT	25.00	25.00
3	0648	LIGHTS-AV	0	0	0	0	0	1.00	UT	140.00	140.00
4	0810	CONCRETE A	0	0	27	4		108.00	SF	6.50	6.50
5	0646	LWN SPRK H	0	0	0	0	0	5.00	UT	2.00	2.00
6	0810	CONCRETE A	0	0	0	0	0	78.00	SF	6.50	6.50
7	0446	BOX FNC 6'	0	0	0	0	0	230.00	LF	20.00	20.00
8	0463	FENCE GATE	0	0	0	0	0	2.00	UT	300.00	300.00
9	0441	STK FNC 4'	0	0	0	0	0	190.00	LF	6.50	6.50
10	0463	FENCE GATE	0	0	0	0	0	1.00	UT	300.00	300.00

TOTAL OB/XF											
6,779											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001901	C	MEDICAL OF	0	0003	CI	0.00	0.00	37,897.00	SF	1.00

NASSAU COUNTY PROPERTY	
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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	222,581
TOTAL MARKET OB/XF VALUE	8,678
TOTAL LAND VALUE - MARKET	473,712
TOTAL MARKET VALUE	704,971
SOH/AGL Deduction	307,253
ASSESSED VALUE	397,718
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	397,718
TOTAL JUST VALUE	704,971
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	718,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008806	REPAIR/RRF	21,500	10/05/2017
B26454	REMODEL	3,600	09/03/2012
B25998	REMODEL	8,190	05/01/2012
B23503	REMODEL	3,000	04/01/2010
E17199	ELEC OTHER	250	04/01/2006
B0514617	REMODEL	0	11/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1258/0829	9/10/2004	WD U	I		07
GRANTOR: HICKS JAMES E JR & LY					
GRANTEE: AMELIA ISLAND ANIMA					
1251/1594	8/09/2004	WD Q	I		
GRANTOR: HICKS JAMES E JR & LY					
GRANTEE: AMELIA ISLAND ANIMA					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2005] W45 S20 BAS=[YR=1993] S60 E17 BAS=[YR=2005] S7 CAN=[YR=2005] S6 E18 N6 W18\$ E18 N7 W18\$ E18 N60 W35\$ E35 S60 E6 CAN=[YR=2005] E4 N18 D2 L4 S16\$ N16 U2 R4 N16 CAN=[YR=2005] N8 W4 S6 D2 R4 \$ L4 U2 N33 E4 N11\$.	

[illegible]