BLOCK 302 LOT 8 & N 10FT LOT 7
& PT LOTS 1 & 2 IN
OR 1668/924

O'REILLY AUTOMOTIVE INC
PO BOX 9167
SPRINGFIELD, MO 65801-9167

2024

00-00-31-1800-0302-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 60
Interior Wall	01	MINIMUM 40
Interior Floo	07	CORK/VTILE 60
Interior Floo	03	CONC FINSH 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	00	QWIKTY CCTV 100
Occupancy		03

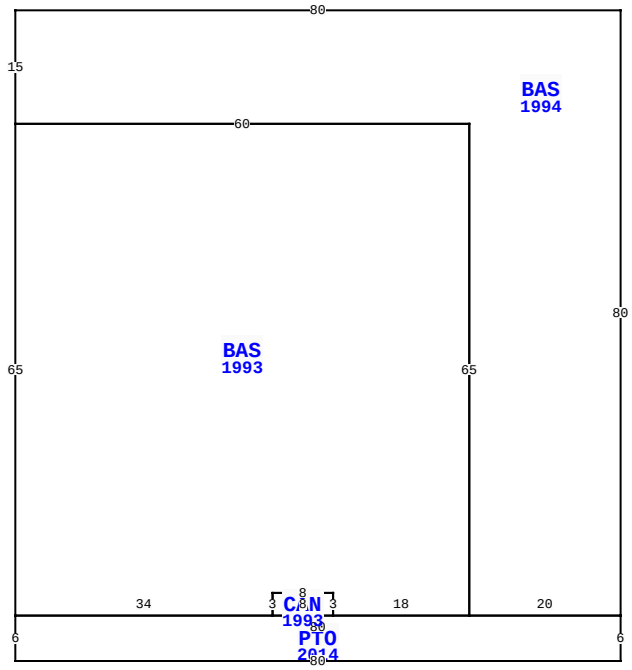
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1095.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,876	100	3,876	334,646
BAS	2,500	100	2,500	215,845
CAN	24	30	7	604
PTO	480	5	24	2,072
TOTALS	6,880		6,407	553,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	6,407	86.5570	123.34	790,239	1973	1995	0	0	0	30.00	70.00

1 RETAILSTOR – 0% - 0 Heated Area: 6376 HX Base Yr



1105 S 8TH ST, FERNANDINA BEACH

BLD DATE	07/11/2019	KK	LGL DATE	
XF DATE	07/11/2019	KK	LAND DATE	07/11/2019 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	650,819
TOTAL MARKET OB/XF VALUE	15,112
TOTAL LAND VALUE - MARKET	385,000
TOTAL MARKET VALUE	1,050,931
SOH/AGL Deduction	217,414
ASSESSED VALUE	833,517
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	833,517
TOTAL JUST VALUE	1,050,931
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,088,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190005	REROOF	0	03/21/2019
20120905	SET METER	250	05/18/2012
20111081	REMODEL	4,100	07/01/2011
20101809	SIGN	1,450	10/19/2010
20101765	NEW CONSTR	5,500	10/13/2010
20101739	REMODEL	600	10/08/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1668/0924	3/22/2010	WD	Q	I	01	755,700
GRANTOR: MORGAN GAIL W TRUSTEE						
GRANTEE: O'REI LLY AUTOMOTIV						
0966/0520	1/11/2001	WD	U	I	01	100
GRANTOR: GEIGER CLARENCE E & G						
GRANTEE: GEIGER CLARENCE E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W80 S15BAS=[YR=1993] S65 PTO=[YR=2014] S6E80N6W80$E34CAN=[YR=1993] E8N3W8S3$N3E8S3E18N65W60$E60 S65E20N80$.

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	0803	ASPHALT C	0	0	0	0	11,986.00	SF	1.60	1.60	100	1992	1992	3	50	9,589	
2	0810	CONCRETE A	0	0	20	7	140.00	SF	6.50	6.50	100	1973	1973	3	24	218	
3	0402	CONC BUMPE	0	0	0	0	20.00	UT	25.00	25.00	100	1998	1998	3	81	405	
4	0819	CONC 12"	0	0	20	10	200.00	SF	9.50	9.50	100	2010	2010	3	91	1,729	
5	0646	LWN SPRK H	0	0	0	0	8.00	UT	2.00	2.00	100	1998	1998	3	21	3	
6	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1998	1998	3	45	1,139	
7	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1998	1998	3	45	225	
9	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	1998	1998	3	100	200	
10	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2000	2000	3	52	702	
11	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2000	2000	3	52	702	

TOTAL OB/XF 14,912

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	110.00	200.00	22,000.00	SF		1.00	1.00	1.00	17.50	17.50	385,000							

REVIEW DATE 07/11/2019 BY KK Total Acres: 0.00 Total Land Value: 385,000 Market: 0 Agricultural: 0 Common: 385,000 PRINTED 08/06/2024 BY SYS

BLOCK 302 LOT 8 & N 10FT LOT 7
& PT LOTS 1 & 2 IN
OR 1668/924

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SPRINGFIELD, MO 65801-9167

2024

00-00-31-1800-0302-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	01	MINIMUM 30
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Common Wall		42 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Quality	00	QUALITY CONTROL 100
Occupancy	03	

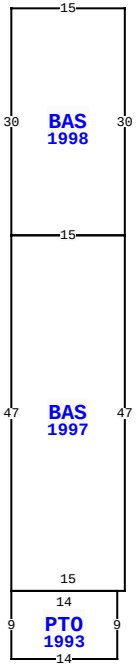
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1095.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	705	100	705	59,298
BAS	450	100	450	37,850
PTO	126	5	6	504
TOTALS	1,281		1,161	97,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,161	80.8542	115.22	133,770	1997	1997	0	0	0	27.00	73.00

2 RETAILSTOR – 0% - 0 Heated Area: 1155 HX Base Yr



1105 S 8TH ST, FERNANDINA BEACH

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XF DATE	07/11/2019	KK	LAND DATE	07/11/2019	KK
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BASE TAXABLE VALUE	833,517
TOTAL JUST VALUE	1,050,931
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,088,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101810	ELEC OTHER	50	10/01/2010
20101652	H/AC	18,000	09/22/2010
20101292	REMODEL	150,740	08/05/2010
20072175	REPAIR/RRF	58,975	12/05/2007
20060536	H/AC	2,000	03/15/2006
20060529	H/AC	6,500	03/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1668/0924	3/22/2010	WD	Q	I	01	755,700
GRANTOR: MORGAN GAIL W TRUSTEE						
GRANTEE: O'REI LLY AUTOMOTIV						
0966/0520	1/11/2001	WD	U	I	01	100
GRANTOR: GEIGER CLARENCE E & G						
GRANTEE: GEIGER CLARENCE E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W15 S30 BAS=[YR=1997] S47 PTO=[YR=1993]
S9E14N9W14$ E15 N47 W15 $ E15 N30 $.

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
12	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2000	2000	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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 07/11/2019 BY KK Total Acres: 0.00 Total Land Value: 385,000 Market: 0 Agricultural: 0 Common: 385,000 PRINTED 08/06/2024 BY SYS