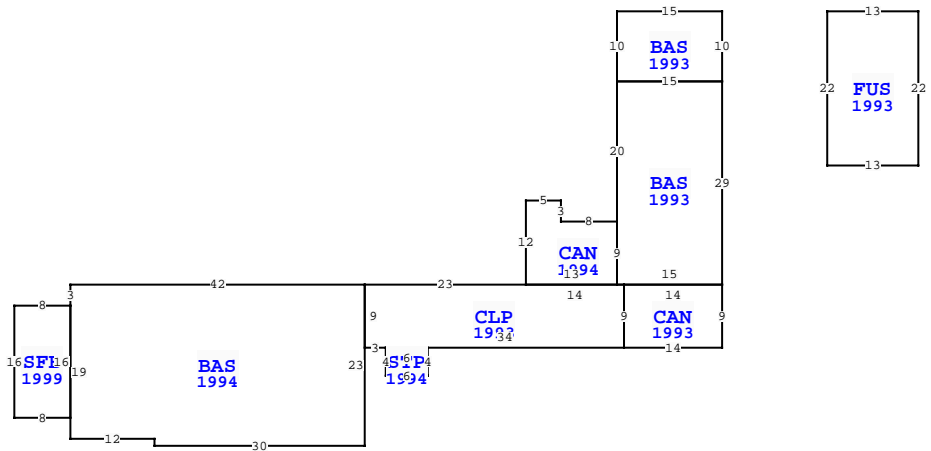


ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 60
Roof Cover	02	ROLL COMP 40
Interior Wall	05	DRYWALL 80
Interior Wall	01	MINIMUM 20
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Ceiling	03	PART.FIN. 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures	6	100
Frame	03	MASONRY 100
Story Height	10	100
RMS	6	100
Stories	1.	1. 100
Units	0	100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	NBHD SHOP	- 0%	- 0									
Heated Area: 1927												
HX Base Yr												



QUANTITY	JUSTICE	OS	QUALITY	LEVEL	02
DOR CODE	1600	COMMUNITY SHOPPING			
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC	1095.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	150	100	150	7,833	
BAS	435	100	435	22,715	
BAS	954	100	954	49,816	
CAN	126	30	38	1,984	
CAN	132	30	40	2,088	
CLP	333	30	100	5,222	
FUS	286	100	286	14,934	
SFB	128	80	102	5,326	
STP	24	10	2	104	
TOTALS	2,568		2,107	110,022	

1241 S 8TH ST, FERNANDINA BEACH

BLD DATE	11/30/2018	KK	LGL DATE	
XF DATE	11/30/2018	KK	LAND DATE	11/30/2018
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		110,022	
TOTAL MARKET OB/XF VALUE		27,611	
TOTAL LAND VALUE - MARKET		228,750	
TOTAL MARKET VALUE		366,383	
SOH/AGL Deduction		149,101	
ASSESSED VALUE		217,282	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		217,282	
TOTAL JUST VALUE		366,383	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		372,918	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005578	360 SF MTL SHED	17,208	08/28/2018
98-05621	REMODEL	2,000	12/01/1998
98-3187	OTHER	0	12/01/1998
E98-5415	REMODEL	1,500	11/30/1998
98-5196	CHNGE SRVC	1,000	09/02/1998
98-04792	REMODEL	300	03/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/1367	4/01/2008	WD	Q	I		350,000
GRANTOR: BALLARD DONNA						
GRANTEE: DRAKUS NICHOLAS L						
1231/0870	5/18/2004	WD	U	I	06	100
GRANTOR: ICE HOUSE SHOPS INC						
GRANTEE: BALLARD DONNA						

L N	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	2,400.00	SF	1.00	1.00	100	1980	1980	3	50	1,200	
2	0810	CONCRETE A	0	0	3	31	93.00	SF	3.25	3.25	100	1950	1950	3	20	60	
3	0811	CONCRETE B	0	0	0	0	721.00	SF	5.20	5.20	100	1950	1950	3	20	750	
4	0810	CONCRETE A	0	0	3	27	81.00	SF	6.50	6.50	100	1950	1950	3	20	105	
5	0730	LOAD RAMP	0	0	0	0	1,963.00	LF	4.05	4.05	100	1950	1950	3	50	3,975	
6	0730	LOAD RAMP	0	0	5	22	110.00	LF	8.10	8.10	100	1999	1999	3	93	829	
7	0812	CONCRETE C	0	0	0	0	1,322.00	SF	4.00	4.00	100	1999	1999	3	77	4,072	
8	0810	CONCRETE A	0	0	4	27	108.00	SF	6.50	6.50	100	1999	1999	3	77	541	
9	1241	WD DECK G	0	0	4	18	72.00	UT	11.50	11.50	100	1999	1999	3	27	224	
10	0350	CARPORT WD	0	0	16	16	256.00	SF	9.36	9.36	100	1999	1999	3	20	479	

LAND DESCRIPTION																	TOTAL OB/XF					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES				
1	001610	C	SH CTR NHD	0	0003	CI	0.00	0.00	18,300.00	SF		1.00	1.00	1.00	12.50	12.50	228,750					

BLOCK 308 LOT 8 & N 50' OF 7
 E OF RR & PT LOT 2 BLOCK 185
 INCL PT OF R/W

DRAKUS NICHOLAS L/
 94140 MERLIN DR
 FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0308-0080



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
																				VALUATION BY Tax Group: 8 Tax Dist: STANDARD BUILDING MARKET VALUE 110,022 TOTAL MARKET OB/XF VALUE 27,611 TOTAL LAND VALUE - MARKET 228,750 TOTAL MARKET VALUE 366,383 SOH/AGL Deduction 149,101 ASSESSED VALUE 217,282 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 217,282 TOTAL JUST VALUE 366,383 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 372,918																	
DOR CODE		1600 COMMUNITY SHOPPING																				PERMIT NUM 97-04292 ADDITION 3,500 10/08/1997 97-4029 REMODEL 4,000 10/08/1997 B9594 REPAIR/RRF 700 02/12/1996															
MAP NUM		MKT AREA 02																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1558/1367 4/01/2008 WD Q I 350,000 GRANTOR: BALLARD DONNA GRANTEE: DRAKUS NICHOLAS L 1231/0870 5/18/2004 WD U I 06 100 GRANTOR: ICE HOUSE SHOPS INC GRANTEE: BALLARD DONNA															
NEIGHBORHOOD/LOC		1095.00																				BUILDING NOTES BUILDING DIMENSIONS															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
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TOTALS																																					
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	% COND	OB/XF MKT VALUE	NOTES																				
11	0351	CARPOT MT	0	0	40	18	720.00	SF	10.00	10.00	100	2007	2007	3	31	2,232																					
12	1123	CB 8"	0	0	0	0	288.00	SF	6.15	6.15	100	1950	1950	3	20	354																					
13	0810	CONCRETE A	0	0	20	15	300.00	SF	6.50	6.50	100	1950	1950	3	20	390																					
14	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1990	1990	3	27	162																					
15	0940	SHEDS/PORT	0	0	21	9	189.00	SF	15.00	15.00	100	2010	2010	3	45	1,276																					
16	0510	GARAGE WD-	0	0	0	0	360.00	SF	35.00	35.00	100	2018	2018	3	87	10,962																					
																	TOTAL OB/XF 15,376																				
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													
REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 228,750 Market: 0 Agricultural: 0 Common: 228,750 PRINTED 08/06/2024 BY SYS																																					