BLOCK 309 PT OF LOTS 3 4 5 &
6 W OF HWY
IN OR 2589/103

DOGLE ENTERPRISES LLC
1555 PHILIPS MANOR ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0309-0032

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

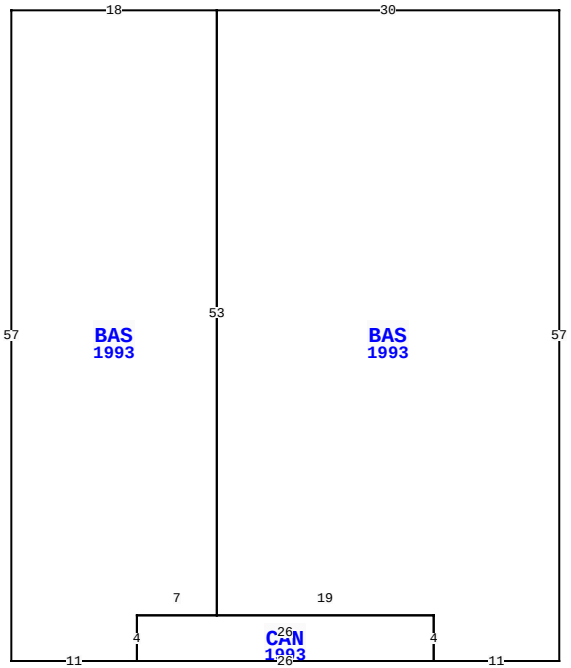
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur		N/A 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		11 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1095.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	998	100	998	83,187
BAS	1,634	100	1,634	136,200
CAN	104	30	31	2,584
TOTALS	2,736		2,663	221,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,663	98.3060	140.09	373,060	1971	1990	0	0	0	40.50	59.50

1 RETAILSTOR – 0% - 2023 Heated Area: 2632 HX Base Yr



1335 S 8TH ST, FERNANDINA BEACH

BLD DATE	01/15/2020	KK	LGL DATE	
XF DATE	01/15/2020	KK	LAND DATE	05/25/2023 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	221,971
TOTAL MARKET OB/XF VALUE	6,144
TOTAL LAND VALUE - MARKET	162,500
TOTAL MARKET VALUE	390,615
SOH/AGL Deduction	0
ASSESSED VALUE	390,615
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	390,615
TOTAL JUST VALUE	390,615
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	406,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006184	REMODEL	19,800	11/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2589/0403	9/01/2022	WD	Q	I	01	553,500
GRANTOR: PALMETTO HOLDINGS LLC						
GRANTEE: DOGLE ENTERPRISES L						
2557/1093	4/15/2022	WD	Q	I	01	400,000
GRANTOR: GAGE SCOTT MICHAEL						
GRANTEE: PALMETTO HOLDINGS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 BAS=[YR=1993] W18 S57 E11 CAN=[YR=1993] E26 N4 W26 S4$ N4 E7 N53$ S53 E19 S4 E11 N57$.

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	0812	CONCRETE C	0	0	0	0	5,195.00	SF	4.00	4.00	100	1971	1971	3	22	4,572	
2	0811	CONCRETE B	0	0	0	0	705.00	SF	5.20	5.20	100	1971	1971	3	22	807	
3	0400	CONC CURB	0	0	0	0	146.00	LF	15.00	15.00	100	1971	1971	3	29.2	639	
4	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1990	1990	3	28	126	

LAND DESCRIPTION

TOTAL OB/XF 6,144

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	001700	C	1STORY OFF	0	0003	CI	130.00	100.00	13,000.00	SF		1.00	1.00	1.00	12.50	12.50	162,500							

REVIEW DATE 01/15/2020 BY KK Total Acres: 0.00 Total Land Value: 162,500 Market: 0 Agricultural: 0 Common: 162,500 PRINTED 08/06/2024 BY SYS