LOTS 1 2 & S1/2 OF 3
IN OR 2060/652
EX R/W OR 1628/1335

LOGCO LLC/
1987 S 8TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-0120-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

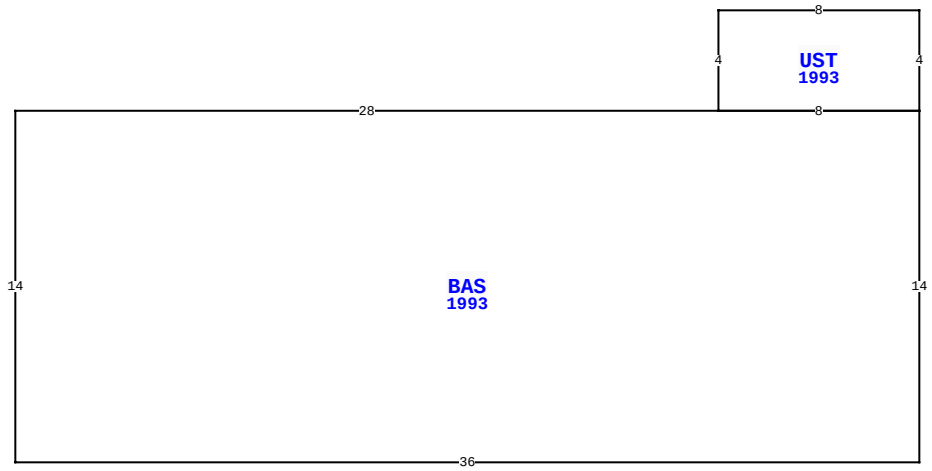
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100	1993	504	39,800
UST	32	40	1993	13	1,027
TOTALS	536			517	40,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	517	99.3100	138.54	71,625	1969	1990	0	0	0	43.00	57.00

1 RETAILSTOR – 0% - 0 Heated Area: 504 HX Base Yr



1995 S 8TH ST, FERNANDINA BEACH

BLD DATE	01/20/2022	KK	LGL DATE	
XF DATE	01/20/2022	KK	LAND DATE	04/07/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	40,826
TOTAL MARKET OB/XF VALUE	8,503
TOTAL LAND VALUE - MARKET	156,810
TOTAL MARKET VALUE	206,139
SOH/AGL Deduction	0
ASSESSED VALUE	206,139
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	206,139
TOTAL JUST VALUE	206,139
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001441	REPAIR/RRF	3,550	02/23/2017
C1530378	CO ISSUED	1,000	06/11/2015
B1530378	REMODEL	1,000	05/01/2015
M1520992	H/AC	0	04/01/2015
B23381	REMODEL	200	03/01/2010
E22044	ELEC OTHER	0	08/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2060/0652	7/21/2016	WD	Q	I	01	200,000
GRANTOR: KILCHENSTEIN KENNETH						
GRANTEE: LOGCO LLC						
1971/1139	4/01/2015	WD	Q	I	01	184,500
GRANTOR: FLORIDA MIDDLE PROPER						
GRANTEE: KILCHENSTEIN KENNET						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W8 S4 BAS=[YR=1993] W28 S14 E36 N14 W8 $ E8 N4 $.

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	3,454.00	SF	2.00	2.00	100	1980	1980	3	50	3,454	
2	0812	CONCRETE C	0	0	0	0	1,964.00	SF	4.00	4.00	100	1990	1990	3	57	4,478	
3	0400	CONC CURB	0	0	0	0	83.00	LF	15.00	15.00	100	1969	1969	3	25	311	
4	0443	STK FNC 6'	0	0	0	0	40.00	LF	10.00	10.00	100	2015	2015	3	65	260	

LAND DESCRIPTION

TOTAL OB/XF 8,503

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	CI	153.00	80.00	10,454.00	SF		1.00	1.00	1.00	15.00	15.00	156,810							

REVIEW DATE 01/20/2022 BY KK Total Acres: 0.24 Total Land Value: 156,810 Market: 0 Agricultural: 0 Common: 156,810 PRINTED 07/30/2025 BY SYS