LOTS 4 5 & N1/2 OF LOT 3
IN OR 1944/390
EX R/W IN OR 84 PG 343

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

2025

00-00-30-0120-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

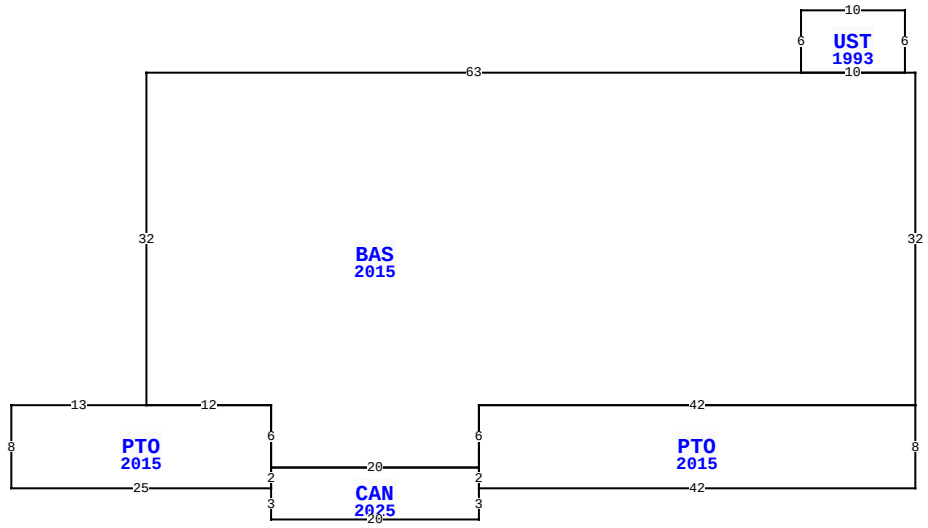
DOR CODE 1720 MEDICAL OFFICE
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,488	100	2015	2,488	391,748
CAN	100	30	2025	30	4,724
PTO	200	5	2015	10	1,575
PTO	336	5	2015	17	2,677
UST	60	40	1993	24	3,779
TOTALS	3,184			2,569	404,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	2,569	108.1600	174.95	449,447	1971	2010	0	0	0	10.00	90.00

1 MDL OFFICE – 0% - 0 Heated Area: 2488 HX Base Yr



1987 S 8TH ST, FERNANDINA BEACH

BLD DATE	11/04/2024	KWA	LGL DATE	
XF DATE	11/04/2024	KWA	LAND DATE	04/07/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	404,502
TOTAL MARKET OB/XF VALUE	9,648
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	579,150
SOH/AGL Deduction	192,878
ASSESSED VALUE	386,272
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	386,272
TOTAL JUST VALUE	579,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	552,542

AMELIA EXPRESS CARE_ AS OF 11/2024KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1520791	H/AC	0	03/01/2015
C1529928	ADDITION 120 SF	99,520	02/01/2015
B1529928	ADDITION 120 SF	99,520	02/01/2015
E1528777	REMODEL	0	02/01/2015
B1429679	DEMOLITION	5,000	12/01/2014
8019	REMODEL	4,050	04/21/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1944/0390	10/24/2014	WD	Q	I	02	200,000
GRANTOR: ANKEL PROPERTIES						
GRANTEE: LOGCO LLC						
0560/0158	12/30/1988	QC	Q	I	02	50,000
GRANTOR: ANKEL INC						
GRANTEE: ANKEL PROPERTIES						

BUILDING NOTES

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	5,100.00	SF	2.00	2.00	100	2010	2010	3	64	6,528	
3	0097	AWNING CN	0	0	0	0	64.00	SF	65.00	65.00	100	2015	2015	3	75	3,120	

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] W1 W10 W63 S32 E12 S6 E20 N6 E42 N32 $
PTO=[YR=2015;ORIG=-42,32] S6 S2 E42 N8 W42 $
PTO=[YR=2015;ORIG=-74,32] W13 S8 E25 N2 N6 W12 $
UST=[YR=1993;ORIG=-1,0] N6 W10 S6 E10 $
CAN=[YR=2025;ORIG=-62,38] E20 S2 S3 W20 N3 N2 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,648

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	001901	C	MEDICAL OF	0	0003	CI	125.00	88.00	11,000.00	SF		1.00	1.00	1.00	15.00	15.00	165,000							

REVIEW DATE 11/04/2024 BY KWA Total Acres: 0.25 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS