LOT 6
PT OR 2008/1901
ASKINS FIVE POINTS PB 0/58

HAYES CHARLES M III & SUZAN PAMELA
1963 S 8TH ST STE B
FERNANDINA BEACH, FL 32035

2025

00-00-30-0120-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	900
TOTAL LAND VALUE - MARKET	71,880
TOTAL MARKET VALUE	72,780
SOH/AGL Deduction	62,129
ASSESSED VALUE	10,651
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,651
TOTAL JUST VALUE	72,780
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2008/1901	10/15/2015	WD	Q	I	05	350,000
GRANTOR: BONER EDWARD E JR						
GRANTEE: HAYES CHARLES M III						
1303/1477	3/22/2005	WD	U	I	07	100
GRANTOR: BONER EDWARD E JR						
GRANTEE: BONER EDWARD E JR						

BUILDING NOTES

BUILDING DIMENSIONS

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	0424	CL FNC 6'	0	0	0	0	50.00	LF	20.00	20.00	100	2017	2017	3	90	900	

LAND DESCRIPTION

TOTAL OB/XF 900

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	001001	C	V CM/XFOBT	0	0003	CI	50.00	96.00	4,792.00	SF		1.00	1.00	1.00	15.00	15.00	71,880							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 71,880 Market: 0 Agricultural: 0 Common: 71,880 PRINTED 07/30/2025 BY SYS