LOT 7
PT OR 2008/1901
EX R/W IN OR 83/582

HAYES CHARLES M III & SUZAN PAMELA
1963 S 8TH ST STE B
FERNANDINA BEACH, FL 32034

2025

00-00-30-0120-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

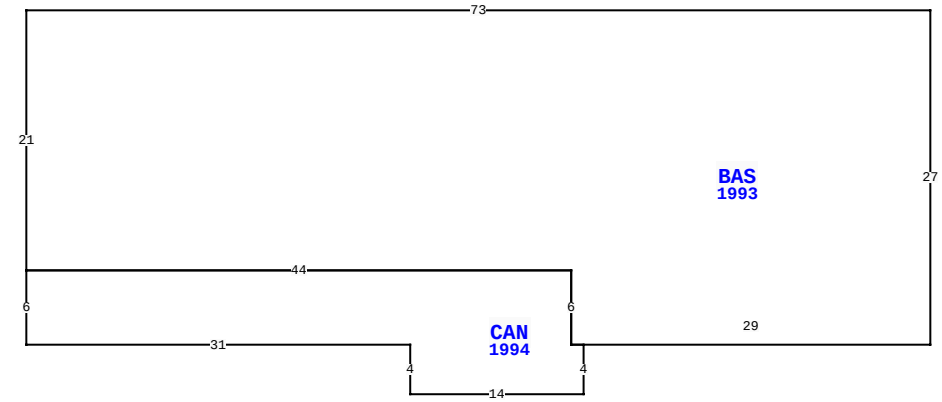
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		6 100
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	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,707	100	1993	1,707	68,852
CAN	320	30	1994	96	3,872
TOTALS	2,027			1,803	72,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,803	95.6970	134.45	242,413	1943	1980	0	0	0	70.00	30.00

1 OFFICE – 0% - 0 Heated Area: 1707 HX Base Yr



1963 S 8TH ST, FERNANDINA BEACH

BLD DATE	03/04/2025	KWA	LGL DATE	
XF DATE	03/04/2025	KWA	LAND DATE	04/07/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	72,724
TOTAL MARKET OB/XF VALUE	6,489
TOTAL LAND VALUE - MARKET	151,755
TOTAL MARKET VALUE	230,968
SOH/AGL Deduction	38,702
ASSESSED VALUE	192,266
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,266
TOTAL JUST VALUE	230,968
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327506	REPAIR	3,000	07/01/2013

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	V	07	100
GRANTOR: BONER EDWARD E JR						
GRANTEE: BONER EDWARD E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W73 S21 CAN=[YR=1994] S6 E31 S4 E14 N4 W1 N6 W44$ E44 S6 E29 N27$.

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	5,229.00	SF	2.00	2.00	100	1980	1980	3	50	5,229	
2	0810	CONCRETE A	0	0	0	0	58.00	SF	6.50	6.50	100	1980	1980	3	30	113	
3	0446	BOX FNC 6'	0	0	0	0	129.00	LF	20.00	20.00	100	1987	1987	3	20	516	
4	1242	WD DECK A	0	0	9	4	36.00	SF	10.00	10.00	100	2013	2013	3	55	198	
5	0446	BOX FNC 6'	0	0	0	0	11.00	LF	20.00	20.00	100	2017	2017	3	74	163	
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	

LAND DESCRIPTION

TOTAL OB/XF 6,489

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	100.00	100.00	10,117.00	SF		1.00	1.00	1.00	15.00	15.00	151,755							

REVIEW DATE 03/04/2025 BY KWA Total Acres: 0.23 Total Land Value: 151,755 Market: 0 Agricultural: 0 Common: 151,755 PRINTED 07/30/2025 BY SYS