LOT 8 & S 75 FT OF 9
BEING "PARCEL 1"
IN OR 2210/1043

**FERNANDINA FOOD MART #2/**
12122 CEDAR TRACE DR SOUTH
JACKSONVILLE, FL 32246

**2025**

**00-00-30-0120-0008-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

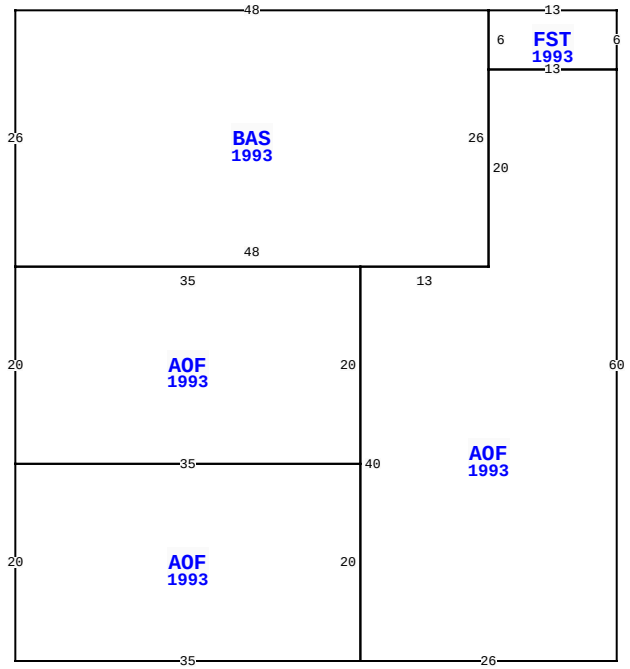
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 80 |
| Exterior Wall | 15 | CONC BLOCK 20 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 01 | MINIMUM 70 |
| Interior Wall | 05 | DRYWALL 30 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Fixtures | | 6 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 10 100 |
| RMS | | 4 100 |
| 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 | 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 |
|---|---|---|---|---|---|
| AOF | 700 | 100 | 1993 | 700 | 36,165 |
| AOF | 700 | 100 | 1993 | 700 | 36,165 |
| AOF | 1,300 | 100 | 1993 | 1,300 | 67,164 |
| BAS | 1,248 | 100 | 1993 | 1,248 | 64,478 |
| FST | 78 | 50 | 1993 | 39 | 2,015 |
| TOTALS | 4,026 | | | 3,987 | 205,988 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1101 | 04 | 3,987 | 64.9724 | 90.64 | 361,382 | 1937 | 1990 | 0 | 0 | 0 | 43.00 | 57.00 |

1 RETAILSTOR – 0% - 0 Heated Area: 3948 HX Base Yr




1951 S 8TH ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 02/04/2021 | KK | LGL DATE | |
| XF DATE | 02/04/2021 | KK | LAND DATE | 04/07/2025 DC |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 205,988 |
| TOTAL MARKET OB/XF VALUE | 4,031 |
| TOTAL LAND VALUE - MARKET | 294,825 |
| TOTAL MARKET VALUE | 504,844 |
| SOH/AGL Deduction | 91,850 |
| ASSESSED VALUE | 412,994 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 412,994 |
| TOTAL JUST VALUE | 504,844 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 469,864 |

OLD CC & ASPHALT NO VALUE

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20005665 | REMODEL | 186,429 | 08/31/2020 |
| 6151 | REMODEL | 9,500 | 12/05/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2210/1043 | 7/16/2018 | TD | Q | I | 05 | 435,000 |
| GRANTOR: ESTATE TAX SHELTERED | | | | | | |
| GRANTEE: FERNANDINA FOOD MAR | | | | | | |
| 1847/0197 | 3/12/2013 | TD | U | I | 30 | 100 |
| GRANTOR: SCOFIELD MABEL O TRUS | | | | | | |
| GRANTEE: SCOFIELD MABEL O TR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FST=[YR=1993] W13 BAS=[YR=1993] W48 S26 AOF=[YR=1993] S20 AOF=[YR=1993] S20 E35 AOF=[YR=1993] E26 N60 W13 S20 W13 S40$ N20 W35$ E35 N20 W35$ E48 N26$ S6 E13 N6$.

## 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 | 0810 | CONCRETE A | 0 | 0 | 83 | 4 | 332.00 | SF | 6.50 | 6.50 | 100 | 1974 | 1974 | 3 | 24 | 518 | |
| 2 | 0802 | ASPHALT B | 0 | 0 | 0 | 0 | 801.00 | SF | 2.40 | 2.40 | 100 | 1974 | 1974 | 3 | 50 | 961 | |
| 3 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 1,979.00 | SF | 2.00 | 2.00 | 100 | 2000 | 2000 | 3 | 50 | 1,979 | |
| 5 | 0810 | CONCRETE A | 0 | 0 | 3 | 3 | 9.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 77 | 45 | |
| 6 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 22.00 | UT | 25.00 | 25.00 | 100 | 2015 | 2015 | 3 | 96 | 528 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,031

| 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 | 175.00 | 105.00 | 19,655.00 | SF | | 1.00 | 1.00 | 1.00 | 15.00 | 15.00 | 294,825 | | | | | | | |

REVIEW DATE 02/04/2021 BY KK Total Acres: 0.45 Total Land Value: 294,825 Market: 0 Agricultural: 0 Common: 294,825 PRINTED 07/30/2025 BY SYS