

LOT N 25 FT OF 9 & ALL OF
LOT 10
ASKINS FIVE POINT PB 0/58

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

2025

00-00-30-0120-0009-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 50
Interior Floor	11	CLAY TILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1600	COMMUNITY SHOPPING
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	732	100	1993	732	43,020
BAS	1,442	100	1994	1,442	84,748
CAN	84	30	1993	25	1,469
CAN	84	30	1994	25	1,469
CAN	84	30	1994	25	1,469
CAN	84	30	1994	25	1,469
UST	100	40	1994	40	2,351
TOTALS	2,610			2,314	135,996

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	6,276.00	SF	2.00	2.00	6,778
2	0810	CONCRETE A	0	0	24	9	216.00	SF	6.50	6.50	421
3	0810	CONCRETE A	0	0	0	0	270.00	SF	6.50	6.50	351
6	0446	BOX FNC 6'	0	0	0	0	8.00	LF	20.00	20.00	32
7	0402	CONC BUMPE	0	0	0	0	16.00	UT	25.00	25.00	352
8	0443	STK FNC 6'	0	0	0	0	40.00	LF	10.00	10.00	88
9	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	192

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001610	C	SH CTR NHD	0	0003	CI	125.00	105.00	15,077.00	SF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1602	04	2,314	97.8075	102.21	236,514	1937	1990	0	0	42.50	57.50
1 NBHD SHOP - 0% - 0											
Heated Area: 2174											
HX Base Yr											
1937 S 8TH ST, FERNANDINA BEACH											

TOTAL OB/XF											
8,214											
1937 S 8TH ST, FERNANDINA BEACH											
BLD DATE 11/04/2024 KWA LGL DATE 04/07/2025 DC											
XF DATE 11/04/2024 KWA LAND DATE AG DATE											
INC DATE											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		135,996	
TOTAL MARKET OB/XF VALUE		8,214	
TOTAL LAND VALUE - MARKET		226,155	
TOTAL MARKET VALUE		370,365	
SOH/AGL Deduction		100,620	
ASSESSED VALUE		269,745	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		269,745	
TOTAL JUST VALUE		370,365	
NCON VALUE		0	
INCOME VALUE		54,263	
PREVIOUS YEAR MKT VALUE		320,644	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1529974	CO ISSUED	5,000	05/06/2015
E1528912	JOHN'S SANDWICH S	0	03/01/2015
P1518148	JOHN'S SANDWICH S	0	03/01/2015
B1529974	REMODEL	5,000	02/01/2015
7391	REPAIR/RRF	1,800	07/15/1991

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

BUILDING NOTES											
BAS=[YR=1994;ORIG=-34,0] W5 N8 W13 S2 W8 S6 W15 N6 W9 S6 W12 S14 S4 E14 S6 E10 N6 E14 S6 E10 N6 E14 N18 \$											
BAS=[YR=1993;ORIG=0,0] W34 S18 S6 E10 N6 E14 S6 E10 N24 \$											
UST=[YR=1994;ORIG=-96,14] W10 S10 E10 N6 N4 \$											
CAN=[YR=1994;ORIG=-96,18] S6 E14 N6 W14 \$											
CAN=[YR=1994;ORIG=-72,24] E14 N6 W14 S6 \$											
CAN=[YR=1994;ORIG=-48,24] E14 N6 W14 S6 \$											
CAN=[YR=1993;ORIG=-24,18] S6 E14 N6 W14 \$											