LOT 11
EX RW IN OR 83/580
ASKINS FIVE POINTS PB 0/58

TRANSFORMATIONS II LLC/
1935 SOUTH 8TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-30-0120-0011-0000

BUILDING CHARACTERISTICS

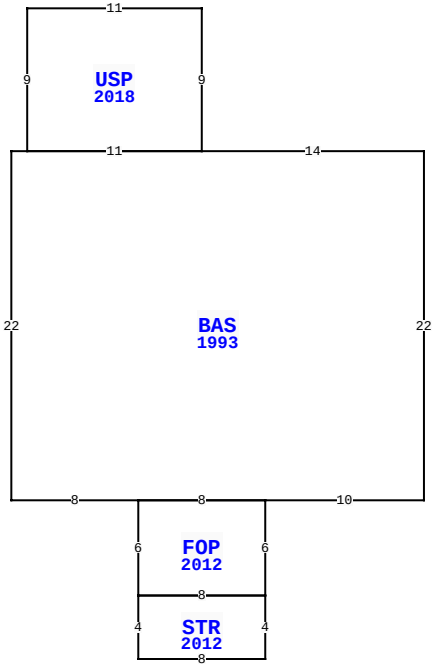
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	1200	STORE/OFFICE/RESID
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	572	100	1993	572	56,982
FOP	48	30	2012	14	1,395
STR	32	10	2012	3	299
USP	99	30	2018	30	2,989
TOTALS	751			619	61,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	619	126.5000	126.50	78,304	1968	1968	0	0	0	21.25	78.75

1 SINGLE FAM – 0% - 2025 Heated Area: 572 HX Base Yr



1933 S 8TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	106,472
TOTAL MARKET OB/XF VALUE	9,130
TOTAL LAND VALUE - MARKET	185,985
TOTAL MARKET VALUE	301,587
SOH/AGL Deduction	0
ASSESSED VALUE	301,587
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	301,587
TOTAL JUST VALUE	301,587
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1807224	DECK-SCRN	2,924	07/17/2018
C1530262	CO ISSUED	29,000	07/08/2015
R1514490	1935 S 8TH ST	1,800	06/01/2015
B1530262	REMODEL	29,000	04/01/2015
P1518259	REMODEL	0	04/01/2015
E1528918	REMODEL	0	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2736/1214	9/09/2024	WD	Q	I	01	340,000
GRANTOR: BLEXI INVESTMENTS LLC						
GRANTEE: TRANSFORMATIONS II						
1956/1869	1/07/2015	WD	Q	I	01	98,000
GRANTOR: TRIMBLE LINDA ET AL						
GRANTEE: BLEXI INVESTMENTS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W14 W11 W1 S22 E8 E8 E10 N22 $
USP=[YR=2018;ORIG=-14,0] N9 W11 S9 E11 $
FOP=[YR=2012;ORIG=-18,22] S6 E8 N6 W8 $
STR=[YR=2012;ORIG=-18,28] S4 E8 N4 W8 $
.

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	0443	STK FNC 6'	0	0	0	0	44.00	LF	10.00	10.00	100	1995	1995	3	20	88	
2	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	100	2015	2015	3	65	702	
3	4950	BOLLARD	0	0	0	0	12.00	UT	100.00	100.00	100	2015	2015	3	100	1,200	
4	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	2015	2015	3	96	72	
5	0810	CONCRETE A	0	0	18	18	324.00	SF	6.50	6.50	100	2015	2015	3	95	2,001	
6	0810	CONCRETE A	0	0	5	37	185.00	SF	6.50	6.50	100	2015	2015	3	95	1,142	
7	0476	VF 6 SBPL	0	0	141	0	141.00	LF	32.00	32.00	100	2015	2015	3	87	3,925	

LAND DESCRIPTION

TOTAL OB/XF 9,130

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	001200	C	STORE COMB	0	0003	CI	100.00	105.00	12,399.00	SF		1.00	1.00	1.00	15.00	15.00	185,985							

REVIEW DATE 11/04/2024 BY KWA Total Acres: 0.28 Total Land Value: 185,985 Market: 0 Agricultural: 0 Common: 185,985 PRINTED 07/30/2025 BY SYS

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EX RW IN OR 83/580
ASKINS FIVE POINTS PB 0/58

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2025

00-00-30-0120-0011-0000

BUILDING CHARACTERISTICS

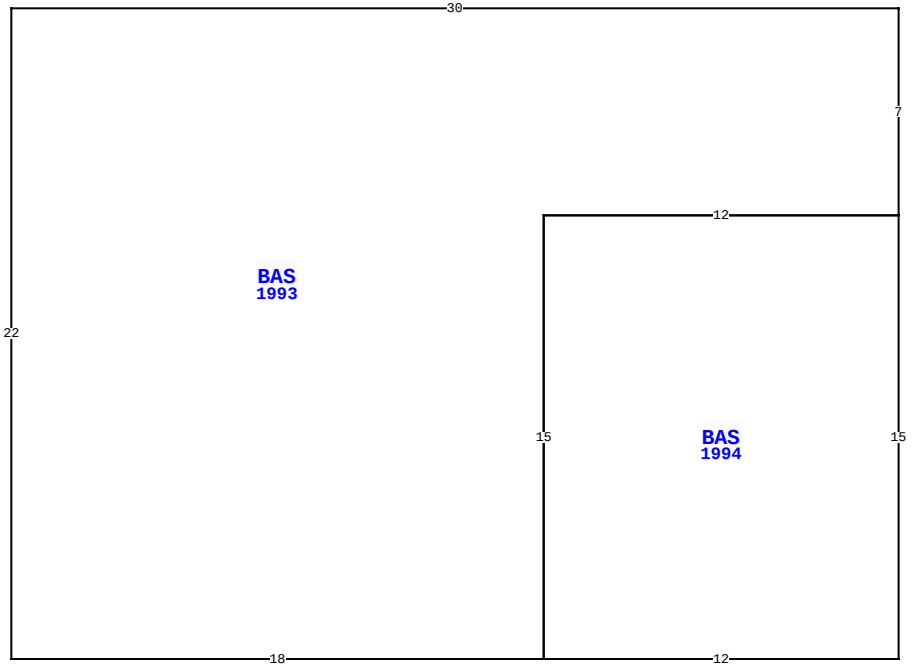
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
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	480	100	1993	480	32,587
BAS	180	100	1994	180	12,220
TOTALS	660			660	44,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	660	97.3350	135.78	89,615	1976	1976	0	0	0	50.00	50.00

2 RETAILSTOR – 0% - 2025 Heated Area: 660 HX Base Yr



1933 S 8TH ST, FERNANDINA BEACH

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TOTAL JUST VALUE	301,587
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1528686	REMODEL	0	01/01/2015
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1956/1869	1/07/2015	WD	Q	I	01	98,000
GRANTOR: TRIMBLE LINDA ET AL						
GRANTEE: BLEXI INVESTMENTS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S22 E18 BAS=[YR=1994] E12 N15 W12S15$ N15 E12 N7$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/04/2024 BY KWA Total Acres: 0.28 Total Land Value: 185,985 Market: 0 Agricultural: 0 Common: 185,985 PRINTED 07/30/2025 BY SYS