LOT 13
ASKINS FIVE POINTS PB 0/58

HENDRICK DANIEL & MELINDA/HENDRICK DAMIEN R
1893 S 8TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-0120-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

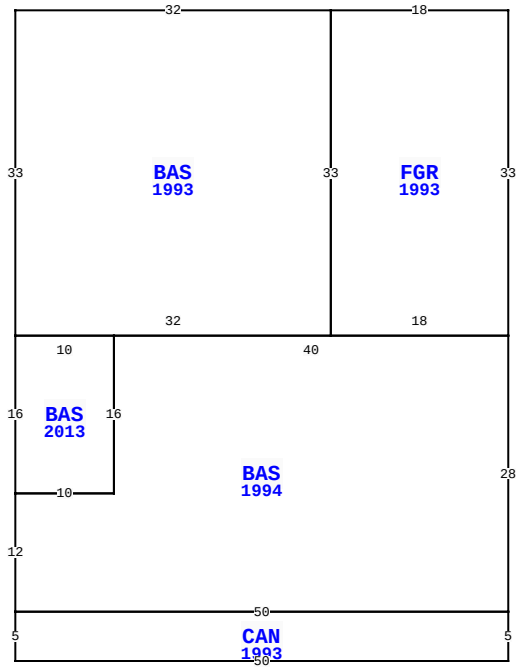
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 50
Interior Wall	04	PLYWOOD 50
Interior Floo	03	CONC FINSH 50
Interior Floo	14	CARPET 50
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	05	STEEL 100
Story Height		10 100
RMS		3 100
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
BAS	1,056	100	1993	1,056	85,114
BAS	1,240	100	1994	1,240	99,944
BAS	160	100	2013	160	12,896
CAN	250	30	1993	75	6,045
FGR	594	60	1993	356	28,694
TOTALS	3,300			2,887	232,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,887	84.9680	118.53	342,196	1983	1995	0	0	0	32.00	68.00

1 RETAILSTOR – 0% - 0 Heated Area: 2456 HX Base Yr



1893 S 8TH ST, FERNANDINA BEACH

BLD DATE	07/23/2018	KK	LGL DATE	
XF DATE	07/23/2018	KK	LAND DATE	04/04/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	232,693
TOTAL MARKET OB/XF VALUE	5,672
TOTAL LAND VALUE - MARKET	187,155
TOTAL MARKET VALUE	425,520
SOH/AGL Deduction	31,612
ASSESSED VALUE	393,908
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	393,908
TOTAL JUST VALUE	425,520
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	406,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0922888	CO ISSUED	0	09/01/2009
B22888	REMODEL	600	09/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2346/1081	2/26/2020	TD	Q	I	01	320,000
GRANTOR: JOHNSON SAMUEL EDWARD						
GRANTEE: HENDRICK DANIEL & M						
1992/1029	7/08/2015	WD	U	I	11	100
GRANTOR: JOHNSON SAMUEL E						
GRANTEE: JOHNSON SAMUEL EDWA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W18BAS=[YR=1993] W32 S33 BAS=[YR=2013] S16
BAS=[YR=1994] S12 CAN=[YR=1993] S5 E50 N5 W50$ E50 N28 W40
S16 W10$ E10 N16 W10$ E32 N33$S33E18N33$.

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	0812	CONCRETE C	0	0	0	0	3,496.00	SF	4.00	4.00	100	1983	1983	3	38	5,314	
2	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	1985	1985	3	22	297	
3	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2000	2000	3	83	21	
4	6001	ROLLUP DR	0	0	0	0	1.00	UT	200.00	200.00	100	1983	1983	3	20	40	

LAND DESCRIPTION

TOTAL OB/XF 5,672

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	100.00	105.00	12,477.00	SF		1.00	1.00	1.00	15.00	15.00	187,155							

REVIEW DATE 01/14/2021 BY HSA Total Acres: 0.29 Total Land Value: 187,155 Market: 0 Agricultural: 0 Common: 187,155 PRINTED 07/30/2025 BY SYS