LOT 23
IN OR 2156/386
ASKINS FIVE POINTS PB 0/58

SWS SERVICES INC
1453 S 8TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-0120-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

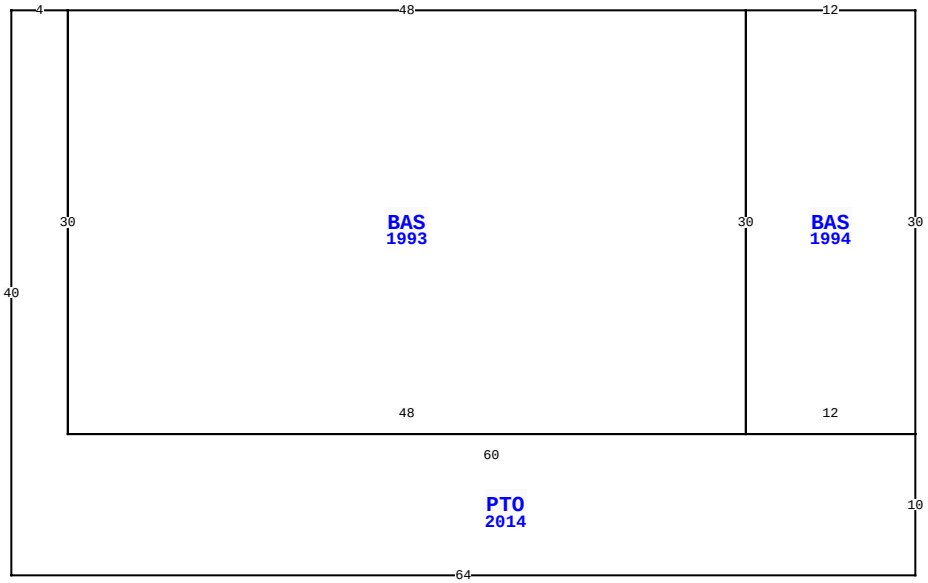
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	03	CONC FINSH 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	1,440	100	1993	1,440	84,096
BAS	360	100	1994	360	21,024
PTO	760	5	2014	38	2,219
TOTALS	2,560			1,838	107,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,838	83.7270	116.80	214,678	1985	1985	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 1800 HX Base Yr



1839 S 8TH ST, FERNANDINA BEACH

BLD DATE	01/20/2022	KK	LGL DATE		
XF DATE	01/20/2022	KK	LAND DATE	04/04/2025	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	107,339
TOTAL MARKET OB/XF VALUE	10,371
TOTAL LAND VALUE - MARKET	183,435
TOTAL MARKET VALUE	301,145
SOH/AGL Deduction	81,650
ASSESSED VALUE	219,495
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,495
TOTAL JUST VALUE	301,145
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	273,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010629	DEMOLITION	4,000	11/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2156/0386	11/06/2017	WD	Q	I	01	241,000
GRANTOR: QUALITY BEDDING CENTE						
GRANTEE: SWS SERVICES INC						
0821/1937	2/06/1998	WD	Q	I		100,000
GRANTOR: HUMIR INC						
GRANTEE: QUALITY BEDDING CEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-12,0] W48 S30 E48 N30 $
PTO=[YR=2014;ORIG=-60,0] W4 S40 E64 N10 W60 N30 $
BAS=[YR=1994;ORIG=0,0] W12 S30 E12 N30 $
.

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	5,713.00	SF	4.00	4.00	100	1985	1985	3	44	10,055	
2	0810	CONCRETE A	0	0	8	6	48.00	SF	6.50	6.50	100	1985	1985	3	44	137	
3	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1985	1985	3	22	99	
4	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	1998	1998	3	80	80	

LAND DESCRIPTION

TOTAL OB/XF 10,371

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	103.00	12,229.00	SF		1.00	1.00	1.00	15.00	15.00	183,435							

REVIEW DATE 07/25/2023 BY HS Total Acres: 0.00 Total Land Value: 183,435 Market: 0 Agricultural: 0 Common: 183,435 PRINTED 07/30/2025 BY SYS