

LOT 27 & PT LOT 28 IN
OR 836/153
ASKINS FIVE POINTS PBK 0/58

PALMER JOHN A & JANET S/
1820 FOREST AVENUE
NEPTUNE BEACH, FL 32266

2025

00-00-30-0120-0027-0000



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	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	5	100
Frame	05	STEEL 100
Story Height		13 100
RMS		3 100
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
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NEIGHBORHOOD/LOC	2004.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	1999	2,280	268,231
CAN	375	30	1999	112	13,176
PTO	75	5	1999	4	470
SFB	720	80	1999	576	67,763

TOTALS	3,450			2,972	349,641
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	5,776.00	SF	4.00
2	0400	CONC CURB	0	0	0	0	24.00	LF	15.00
3	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00
4	0422	CL FNC 4'	0	0	0	0	116.00	LF	15.00
5	0097	AWNING CN	0	0	0	0	7.00	SF	65.00
6	0422	CL FNC 4'	0	0	0	0	36.00	LF	15.00
7	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00
8	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001100	C	STORE 1FLR	0	0003	CI	150.00	103.00	18,296.00

REVIEW DATE	01/14/2021	BY	HSA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,972	112.4448	156.86	466,188	1999	1999		0	0	25.00	75.00
1 RETAILSTOR - 0% - 0 Heated Area: 2856 HX Base Yr												

1743 S 8TH ST, FERNANDINA BEACH	BLD DATE 02/27/2018	KK	LGL DATE	
	XF DATE 02/27/2018	KK	LAND DATE	
	INC DATE		AG DATE	

L N	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	5,776.00	SF	4.00	4.00	100	1999	1999	3	75	17,328	
2	0400	CONC CURB	0	0	0	0	24.00	LF	15.00	15.00	100	1999	1999	3	81	292	
3	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	1999	1999	3	81	182	
4	0422	CL FNC 4'	0	0	0	0	116.00	LF	15.00	15.00	100	1999	1999	3	45	783	
5	0097	AWNING CN	0	0	0	0	7.00	SF	65.00	65.00	100	2005	2005	3	40	182	
6	0422	CL FNC 4'	0	0	0	0	36.00	LF	15.00	15.00	100	2011	2011	3	78	421	
7	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2005	2005	3	64	288	
8	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	1999	1999	3	20	80	

TOTAL OB/XF												
19,556												

Total Acres: 0.00	Total Land Value: 274,440	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		349,641	
TOTAL MARKET OB/XF VALUE		19,556	
TOTAL LAND VALUE - MARKET		274,440	
TOTAL MARKET VALUE		643,637	
SOH/AGL Deduction		184,483	
ASSESSED VALUE		459,154	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		459,154	
TOTAL JUST VALUE		643,637	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		615,484	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0209619	REMODEL	500	05/03/2002
B9906163	NEW CONSTR	20,000	06/23/1999
E99-6000	H/AC	1,500	06/23/1999
M99-3832	H/AC	3,065	06/23/1999
M993625	H/AC	3,925	03/09/1999
B995770	NEW CONSTR	144,562	02/08/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0836/0153	6/03/1998	WD	Q	V		60,000	
GRANTOR: CARMAN HATTIE M & FRE							
GRANTEE: PALMER JOHN A & JAN							
0662/0759	7/01/1992	PR	Q	V	01	100	
GRANTOR: FREEMAN ANN LEE P/R							
GRANTEE: FREEMAN ANN LEE							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1999] W39 SFB=[YR=1999] W36 S20 E36 N20\$ S20 W36 S20 CAN=[YR=1999] S5 PTO=[YR=1999] S1 E75 N1 W75\$ E75 N5 W75\$ E75 N40\$.							