LOTS 1,2 & PT LOT 3 OF SUB OF
SEC 30 R/P OF LOT 11
DBK 102/389 & PT OF JOHN

KILLEN K ALAN/
P O BOX 1509
FERNANDINA BEACH, FL 32035-1509

2025

00-00-30-0680-0001-0000

BUILDING CHARACTERISTICS

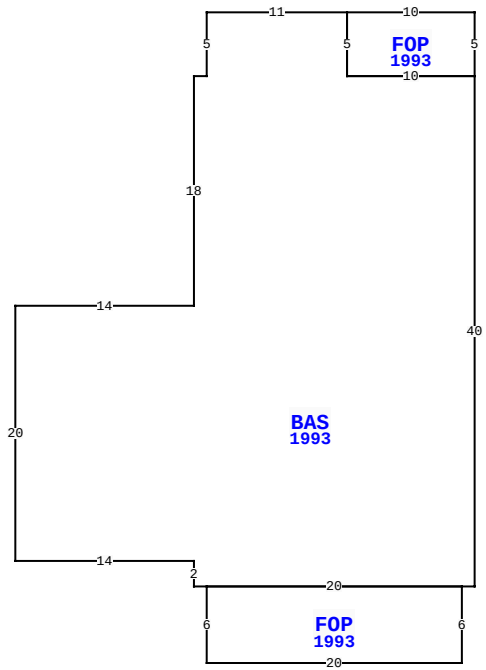
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
RMS		8 100
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	1700	OFFICE BUILDINGS
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	1,215	100	1993	1,215	146,465
FOP	50	30	1993	15	1,808
FOP	120	30	1993	36	4,340
TOTALS	1,385			1,266	152,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	01	1,266	114.4000	160.73	203,484	1930	1999	0	0	0	25.00	75.00

1 OFFICE – 0% - 0 Heated Area: 1215 HX Base Yr



1603 S 8TH ST, FERNANDINA BEACH

BLD DATE	11/13/2024	KWA	LGL DATE	
XF DATE	11/13/2024	KWA	LAND DATE	04/04/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	188,124
TOTAL MARKET OB/XF VALUE	11,668
TOTAL LAND VALUE - MARKET	385,440
TOTAL MARKET VALUE	585,232
SOH/AGL Deduction	142,049
ASSESSED VALUE	443,183
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	443,183
TOTAL JUST VALUE	585,232
NCON VALUE	20,559
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	504,393

COASTAL ROOFING SYSTEMS OF AMELIA LLC : AS OF 11/2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23009360	24X34 STRG BLDG	54,247	07/21/2023
R07278	REPAIR/RRF	880	02/01/2005
B00-2397	REPAIR/RRF	0	05/01/2000
B0007023	REMODEL	27,500	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2132/0003	6/27/2017	SW	U	I	11	100
GRANTOR: KILLEN K ALAN & SHANN						
GRANTEE: KILLEN K ALAN						
0896/0746	8/23/1999	WD	Q	I		90,000
GRANTOR: CASON BETTY						
GRANTEE: KILLEN K ALAN & SHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-10,0] W11 S5 W1 S18 W14 S20 E14 S2 E1 E20 E1 N40 W10 N5 $
FOP=[YR=1993;ORIG=-21,45] S6 E20 N6 W20 $
FOP=[YR=1993;ORIG=0,0] W10 S5 E10 N5 $
.

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
2	0810	CONCRETE A	0	0	0	0	743.00	SF	6.50	6.50	100	2000	2000	3	77	3,719	
3	0810	CONCRETE A	0	0	23	3	69.00	SF	6.50	6.50	100	2000	2000	3	77	345	
5	0510	GARAGE WD-	0	0	32	12	384.00	SF	35.00	35.00	100	2002	2002	3	29	3,898	
6	0350	CARPORT WD	0	0	7	12	84.00	SF	8.58	8.58	100	2002	2002	3	20	144	
7	1243	WD DECK F	0	0	3	10	30.00	SF	8.00	8.00	100	2002	2002	3	20	48	
8	1243	WD DECK F	0	0	12	5	60.00	SF	8.00	8.00	100	2002	2002	3	20	96	
9	1243	WD DECK F	0	0	6	3	18.00	SF	8.00	8.00	100	2005	2005	3	22	32	
10	1242	WD DECK A	0	0	28	4	112.00	SF	10.00	10.00	100	2005	2005	3	22	246	
11	0810	CONCRETE A	0	0	0	0	322.00	SF	6.50	6.50	100	2005	2005	3	84	1,758	
12	0443	STK FNC 6'	0	0	0	0	24.00	LF	10.00	10.00	100	2009	2009	3	35	84	

TOTAL OB/XF 10,370

LAND DESCRIPTION

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	001700	C	1STORY OFF	0	0003	CI	161.00	100.00	25,696.00	SF		1.00	1.00	1.00	15.00	15.00	385,440							

REVIEW DATE 11/13/2024 BY KWA Total Acres: 0.00 Total Land Value: 385,440 Market: 0 Agricultural: 0 Common: 385,440 PRINTED 07/30/2025 BY SYS

LOTS 1,2 & PT LOT 3 OF SUB OF
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2025

00-00-30-0680-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

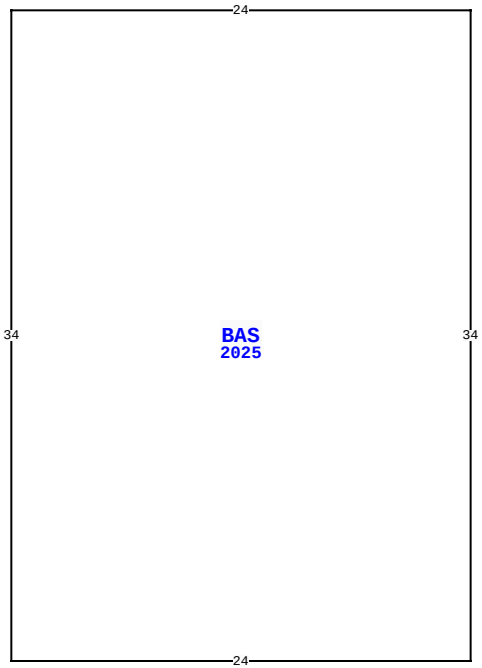
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
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	816	100	2025	816	14,952
TOTALS	816			816	14,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2703	04	816	53.8650	25.45	20,767	2005	2005	0	0	0	28.00	72.00

2 GARAGE – 0% - 2025 Heated Area: 816 HX Base Yr



1603 S 8TH ST, FERNANDINA BEACH

BLD DATE	11/13/2024	KWA	LGL DATE	
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TOTAL MARKET VALUE	585,232
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ASSESSED VALUE	443,183
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	443,183
TOTAL JUST VALUE	585,232
NCON VALUE	20,559
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	504,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: KILLEN K ALAN & SHANN						
GRANTEE: KILLEN K ALAN						
0896/0746	8/23/1999	WD	Q	I		90,000
GRANTOR: CASON BETTY						
GRANTEE: KILLEN K ALAN & SHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=40,10] E24 S34 W24 N34 $
.

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
13	0351	CARPORT MT	0	0	20	20	400.00	SF	5.90	5.90	100	2013	2013	3	55	1,298	

LAND DESCRIPTION

TOTAL OB/XF 1,298

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 11/13/2024 BY KWA Total Acres: 0.00 Total Land Value: 385,440 Market: 0 Agricultural: 0 Common: 385,440 PRINTED 07/30/2025 BY SYS

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Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		1 100
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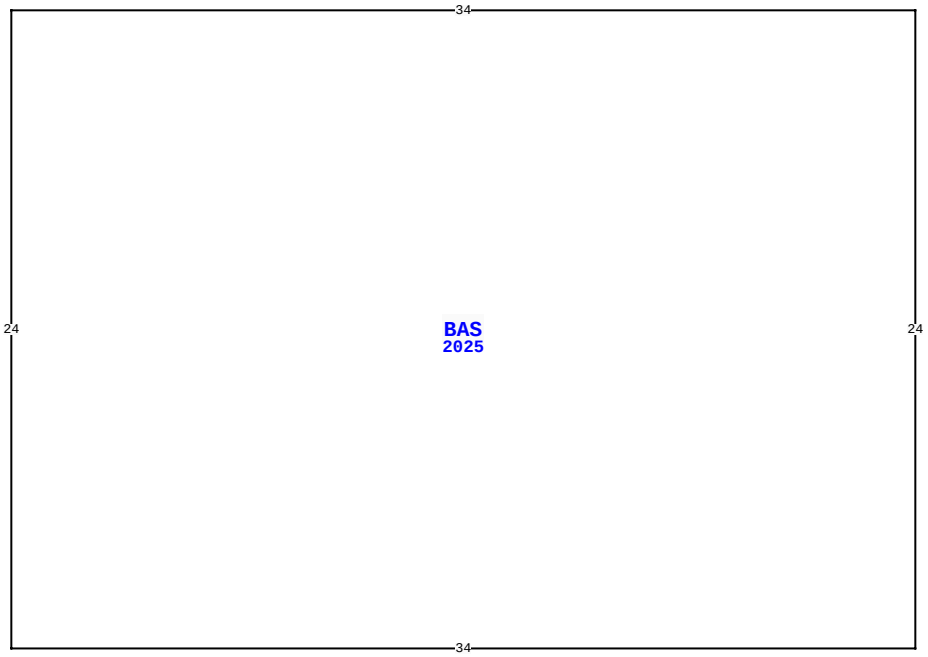
2703	04	816	53.8650	25.45	20,767	2024	2024	0	0	0	1.00	99.00

3 GARAGE – 0% - 2025 Heated Area: 816 HX Base Yr



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1603 S 8TH ST, FERNANDINA BEACH

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GRANTEE: KILLEN K ALAN & SHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=40,10] E34 S24 W34 N24 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/13/2024 BY KWA Total Acres: 0.00 Total Land Value: 385,440 Market: 0 Agricultural: 0 Common: 385,440 PRINTED 07/30/2025 BY SYS