LOT 4,N1/2 OF LOT 5 & PT LOT 3
SUB OF SEC 30 R/P OF LOT 11
DBK 102/389

1617 S 8TH STREET LLC
96126 PINE GROVE ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0680-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

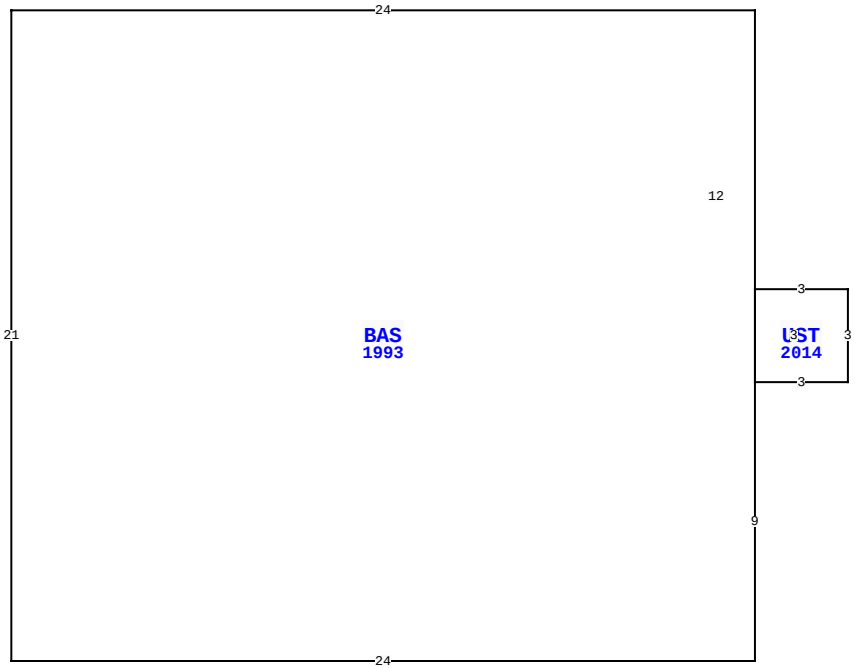
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	11	BD/BTN AVG 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	09	PINE WOOD 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	504	100	1993	504	6,027
UST	9	40	2014	4	48
TOTALS	513			508	6,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FR	NORM	% COND
1101	04	508	85.7304	119.59	60,752	1955	1965	0	0	40	50.00	10.00

1 RETAILSTOR – 0% - 2023 Heated Area: 504 HX Base Yr



1617 S 8TH ST, FERNANDINA BEACH

BLD DATE	10/09/2019	KKA	LGL DATE	
XF DATE	10/09/2019	KKA	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	6,075
TOTAL MARKET OB/XF VALUE	1,255
TOTAL LAND VALUE - MARKET	215,340
TOTAL MARKET VALUE	222,670
SOH/AGL Deduction	17,060
ASSESSED VALUE	205,610
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	205,610
TOTAL JUST VALUE	222,670
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/0068	7/22/2022	WD	U	I	11	100
GRANTOR: BLDGHIA TRUST						
GRANTEE: 1617 S 8TH STREET L						
0972/0813	2/27/2001	WD	Q	I	01	100
GRANTOR: DRAGHIA FLOREA						
GRANTEE: DRAGHIA FLOREA TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S21 E24 N9 UST=[YR=2014] E3N3W3S3$N12$.

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	2,344.00	SF	4.00	4.00	1	1996	1996	3	1	94	
2	0443	STK FNC 6'	0	0	0	0	24.00	LF	10.00	10.00	1	1996	1996	3	1	2	
3	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	1	1996	1996	3	1	16	
4	1242	WD DECK A	0	0	0	0	155.00	SF	10.00	10.00	1	1996	1996	3	1	16	
5	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	1	1996	1996	3	1	5	
6	0820	WOOD WALK	0	0	0	0	197.00	SF	11.75	11.75	100	1997	1997	3	40	926	
7	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	1997	1997	3	79	138	
8	0646	LWN SPRK H	0	0	0	0	10.00	UT	2.00	2.00	100	1997	1997	3	20	4	
9	0479	VF PICKET	0	0	0	0	60.00	LF	2.50	2.50	100	1996	1996	3	36	54	

LAND DESCRIPTION

TOTAL OB/XF 1,255

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	002500	C	SRVC SHOPS	0	0003	CI	115.00	125.00	14,356.00	SF		1.00	1.00	1.00	15.00	15.00	215,340							

REVIEW DATE 10/09/2019 BY KKA Total Acres: 0.00 Total Land Value: 215,340 Market: 0 Agricultural: 0 Common: 215,340 PRINTED 07/30/2025 BY SYS