LOTS 9 10 & 11
SUB OF SEC 30 R/P OF LOT 11
DBK 102/389

SHOREBREAK INVESTMENTS PROPERTIES LLC/
95103 GREENBERRY ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0680-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

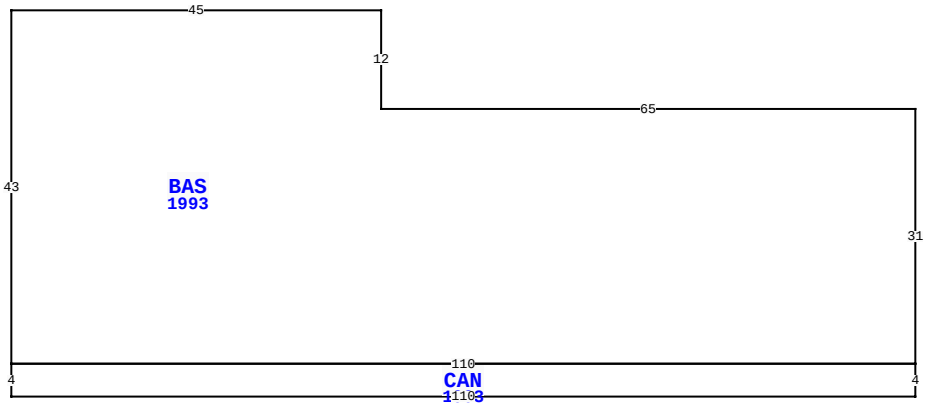
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1600	COMMUNITY SHOPPING
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	3,950	100	1993	3,950	260,858
CAN	440	30	1993	132	8,717
TOTALS	4,390			4,082	269,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	4,082	97.2268	101.60	414,731	1989	1989	0	0	0	35.00	65.00

1 NBHD SHOP – 0% - 2023 Heated Area: 3950 HX Base Yr



1639 S 8TH ST, FERNANDINA BEACH

BLD DATE	12/07/2018	KK	LGL DATE	
XF DATE	12/07/2018	KK	LAND DATE	04/04/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	269,575
TOTAL MARKET OB/XF VALUE	9,087
TOTAL LAND VALUE - MARKET	283,035
TOTAL MARKET VALUE	561,697
SOH/AGL Deduction	0
ASSESSED VALUE	561,697
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	561,697
TOTAL JUST VALUE	561,697
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	524,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326195	SPEEDY CASH REMOD	0	05/01/2013
C25435	CO ISSUED	0	01/17/2012
E24618	REMODEL	0	01/01/2012
B25435	REMODEL	18,900	12/01/2011
5634	NEW CONSTR	55,000	04/11/1989
5438	DEMOLITION	0	01/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2583/1228	8/10/2022	WD	Q	I	02	565,000
GRANTOR: LYNN INVESTMENTS IV L						
GRANTEE: SHOREBREAK INVESTME						
1403/0560	4/11/2006	WD	Q	I		525,000
GRANTOR: DREWRY PROPERTIES LLC						
GRANTEE: LYNN INVESTMENTS IV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 N12 W45 S43 CAN=[YR=1993] S4 E110 N4 W110$ E110 N31$.

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	0803	ASPHALT C	0	0	0	0	6,273.00	SF	2.00	2.00	100	1989	1989	3	50	6,273	
2	0810	CONCRETE A	0	0	0	0	100.00	SF	6.50	6.50	100	1989	1989	3	54.5	354	
3	0810	CONCRETE A	0	0	13	3	39.00	SF	6.50	6.50	100	1991	1991	3	59.5	151	
4	0402	CONC BUMPE	0	0	0	0	13.00	UT	25.00	25.00	100	1989	1989	3	64	208	
5	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1989	1989	3	26	117	
6	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2005	2005	3	64	1,619	
7	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2012	2012	3	81	365	

LAND DESCRIPTION

TOTAL OB/XF 9,087

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	001610	C	SH CTR NHD	0	0003	CI	150.00	100.00	18,869.00	SF		1.00	1.00	1.00	15.00	15.00	283,035							

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 283,035 Market: 0 Agricultural: 0 Common: 283,035 PRINTED 07/30/2025 BY SYS