PT OF LOT 15 & PT OF ALLEY
LYING N'LY & ADJOINING
IN OR 697/1736

COMPASS BANK
ATTN: KIMBER ARLINGTON, ACCOUNTING DIVISION
AURORA, OH 44202

2025

00-00-30-0800-0015-0030

BUILDING CHARACTERISTICS

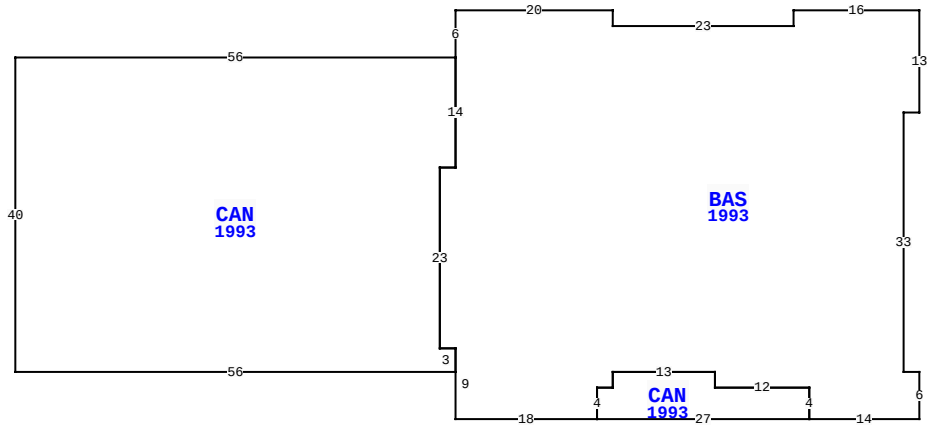
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	28	GLASS THRM 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2300	FINANCIAL BLDG
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	2,868	100	1993	2,868	391,302
CAN	134	30	1993	40	5,457
CAN	2,194	30	1993	658	89,775
TOTALS	5,196			3,566	486,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2302	04	3,566	114.0210	220.06	784,734	1985	1992	0	0	0	38.00	62.00

1 BRNCH BANK – 0% - 0 Heated Area: 2868 HX Base Yr



1742 S 8TH ST, FERNANDINA BEACH

BLD DATE	02/21/2018	KK	LGL DATE	
XF DATE	02/21/2018	KK	LAND DATE	04/09/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	486,535
TOTAL MARKET OB/XF VALUE	110,482
TOTAL LAND VALUE - MARKET	599,010
TOTAL MARKET VALUE	1,196,027
SOH/AGL Deduction	208,333
ASSESSED VALUE	987,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	987,694
TOTAL JUST VALUE	1,196,027
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,214,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140545	REPAIR/RRF	36,980	03/20/2014
20052825	REMODEL	15,000	10/11/2005
06918	REMODEL	18,000	04/03/2000
06918	REMODEL	2,000	04/03/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0697/1736	2/07/1994	WD	U	I	12	730,000
GRANTOR: KINGSLEY BANK						
GRANTEE: COMPASS BANK						
0601/0674	7/06/1990	WD	U	I	12	800,000
GRANTOR: 1ST UNION NATL BANK						
GRANTEE: KINGSLEY BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S2 W23 N2 W20 S6 CAN=[YR=1993] W56 S40 E56 N3 W2 N23 E2 N14 $ S14 W2 S23 E2 S9 E18 CAN=[YR=1993] E27 N4 W12 N2 W13 S2 W2 S4 $ N4 E2 N2 E13 S2 E12 S4 E14 N6 W2 N33 E2 N13 $.

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	2021	BANK WINDW	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	80	4,800	
2	0803	ASPHALT C	0	0	0	0	17,600.00	SF	2.00	2.00	100	1993	1993	3	50	17,600	
3	0811	CONCRETE B	0	0	0	0	948.00	SF	5.20	5.20	100	1985	1985	3	44	2,169	
4	2013	RVLT DR10"	0	0	0	0	1.00	UT	30,000.00	30,000.00	100	1985	1985	3	80	24,000	
5	2020	NITE DEPST	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	1985	1985	3	80	5,600	
6	0400	CONC CURB	0	0	0	0	1,038.00	LF	15.00	15.00	100	1985	1985	3	56	8,719	
7	2025	PNMTC UNIT	0	0	0	0	3.00	UT	14,500.00	14,500.00	100	1985	1985	3	80	34,800	
8	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1985	1985	3	22	1,113	
9	0975	ST LT/ARM	0	0	0	0	5.00	UT	500.00	500.00	100	1985	1985	3	22	550	
10	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1985	1985	3	22	198	

TOTAL OB/XF 99,549

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	002300	C	FINANCIAL	0	0003	CI	200.00	200.00	39,934.00	SF		1.00	1.00	1.00	15.00	15.00	599,010							

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.91 Total Land Value: 599,010 Market: 0 Agricultural: 0 Common: 599,010 PRINTED 07/30/2025 BY SYS

PT OF LOT 15 & PT OF ALLEY
LYING N'LY & ADJOINING
IN OR 697/1736

COMPASS BANK
ATTN: KIMBER ARLINGTON, ACCOUNTING DIVISION
AURORA, OH 44202

2025

00-00-30-0800-0015-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	2300	FINANCIAL BLDG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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GRANTEE: KINGSLEY BANK						

BLD DATE	02/21/2018	KK	LGL DATE		
XF DATE	02/21/2018	KK	LAND DATE	04/09/2025	DC
INC DATE			AG DATE		

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0978	SECURTY LT	0	0	0	0	2.00	UT	225.00	225.00	100	1985	1985	3	22	99	
12	0819	CONC 12"	0	0	0	0	556.00	SF	8.55	8.55	100	1985	1985	3	44	2,092	
13	0646	LWN SPRK H	0	0	0	0	30.00	UT	2.00	2.00	100	1994	1994	3	20	12	
14	0819	CONC 12"	0	0	5	12	60.00	SF	8.55	8.55	100	1998	1998	3	73	374	
15	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	1998	1998	3	80	40	
16	0962	SKYLIGHT	0	0	0	0	1.00	UT	250.00	250.00	100	1985	1985	3	44	110	
17	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	1985	1985	3	100	600	
18	0810	CONCRETE A	0	0	62	5	310.00	SF	6.50	6.50	100	2005	2005	3	84	1,693	
19	0812	CONCRETE C	0	0	28	56	1,540.00	SF	4.00	4.00	100	2005	2005	3	84	5,174	
20	0400	CONC CURB	0	0	0	0	56.00	LF	15.00	15.00	100	2005	2005	3	88	739	

TOTAL OB/XF 10,933

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

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.91 Total Land Value: 599,010 Market: 0 Agricultural: 0 Common: 599,010 PRINTED 07/30/2025 BY SYS