PT OF LOT 15 IN OR 438/741
(EX ESMT'S OR 438/743,
OR 459/458,OR 445/646

BANK OF AMERICA
ATTN: CORP REAL ESTATE ASMTS, PO BOX 32547
CHARLOTTE, NC 28232

2025

00-00-30-0800-0015-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

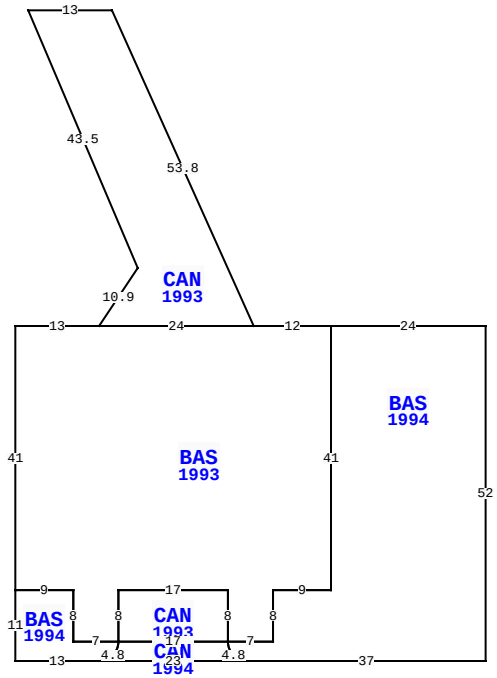
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	28	GLASS THRM 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		17 100
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	2,121	100	1993	2,121	242,902
BAS	118	100	1994	118	13,513
BAS	1,366	100	1994	1,366	156,437
CAN	136	30	1993	41	4,695
CAN	710	30	1993	213	24,393
CAN	55	30	1994	16	1,832
TOTALS	4,506			3,875	443,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2302	04	3,875	111.9610	216.08	837,310	1985	1995	0	0	15	32.00	53.00

1 BRNCH BANK – 0% - 0 Heated Area: 3605 HX Base Yr



1822 S 8TH ST, FERNANDINA BEACH

BLD DATE	10/18/2024 KW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	443,774
TOTAL MARKET OB/XF VALUE	88,833
TOTAL LAND VALUE - MARKET	600,000
TOTAL MARKET VALUE	1,132,607
SOH/AGL Deduction	127,043
ASSESSED VALUE	1,005,564
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,005,564
TOTAL JUST VALUE	1,132,607
NCON VALUE	6,112
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,146,133

BANK OF AMERICA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009160	TENANT IMPROVEMEN	550,000	08/06/2024
17007025	REMODEL	200,000	08/04/2017
P13540	REMODEL	12,467	10/01/2008
E02-9526	XFOB	200	04/01/2002
20012301	H/AC	2,000	10/19/2001
B01-8884	XFOB	5,000	10/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0438/0741	11/01/1984	WD	Q	V		185,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-24,0] W12 W24 W13 S41 E9 S8 E7 N8 E17 S8 E7 N8 E9 N41 $
BAS=[YR=1994;ORIG=0,0] W24 S41 W9 S8 W7 D3R3F90 E37 N52 $
CAN=[YR=1993;LABEL=;ORIG=-36,0] U49L22 W13 D40R17 D9L6 E24 $
CAN=[YR=1993;ORIG=-40,49] N8 W17 S8 E17 $
BAS=[YR=1994;ORIG=-73,41] S11 E13 U3R3F90 W7 N8 W9 $
CAN=[YR=1994;ORIG=-60,52] E23 U3L3G90 W17 D3L3G90 $
.

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	17,286.00	SF	2.00	2.00	100	1985	1985	3	50	17,286	
2	0400	CONC CURB	0	0	0	0	1,520.00	LF	15.00	15.00	100	1985	1985	3	56	12,768	
3	0811	CONCRETE B	0	0	0	0	450.00	SF	5.20	5.20	100	1985	1985	3	44	1,030	
4	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1985	1985	3	22	1,113	
5	0810	CONCRETE A	0	0	0	0	124.00	SF	6.50	6.50	100	1985	1985	3	44	355	
8	2013	RVLT DR10"	0	0	0	0	1.00	UT	30,000.00	30,000.00	100	1985	1985	3	80	24,000	
9	2020	NITE DEPST	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	1985	1985	3	80	5,600	
10	2021	BANK WINDW	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	80	4,800	
12	0097	AWNING CN	0	0	0	0	7.00	SF	65.00	65.00	100	2002	2002	3	40	182	
13	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2002	2002	3	55	5,566	

TOTAL OB/XF 72,700

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	40,000.00	SF		1.00	1.00	1.00	15.00	15.00	600,000							

REVIEW DATE 10/18/2024 BY KW Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 07/30/2025 BY SYS

PT OF LOT 15 IN OR 438/741
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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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	443,774
TOTAL MARKET OB/XF VALUE	88,833
TOTAL LAND VALUE - MARKET	600,000
TOTAL MARKET VALUE	1,132,607
SOH/AGL Deduction	127,043
ASSESSED VALUE	1,005,564
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,005,564
TOTAL JUST VALUE	1,132,607
NCON VALUE	6,112
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,146,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E01-8600	XFOB	15,000	10/01/2001
19962806	DEMOLITION	500	04/01/1996
19962872	XFOB	5,500	04/01/1996
19930540	ADDITION	391,800	09/01/1993
2828	NEW CONSTR	207,000	01/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0438/0741	11/01/1984	WD	Q	V		185,000

GRANTOR:

GRANTEE:

BLD DATE	10/18/2024 KW	LGL DATE	
XF DATE		LAND DATE	
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BUILDING NOTES

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
14	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	100	2002	2002	3	55	825	
16	0476	VF 6 SBPL	0	0	0	0	37.00	LF	32.00	32.00	100	2012	2012	3	81	959	
17	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	81	243	
18	4950	BOLLARD	0	0	0	0	12.00	UT	100.00	100.00	100	1985	1985	3	100	1,200	
19	0475	VF 4 SBPL	0	0	0	0	16.00	LF	14.00	14.00	100	2010	2010	3	76	170	
20	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	76	228	
21	4950	BOLLARD	0	0	0	0	9.00	UT	100.00	100.00	100	2017	2017	3	100	900	
22	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	100	2017	2017	3	100	800	
23	0810	CONCRETE A	0	0	93	5	465.00	SF	6.50	6.50	100	2017	2017	3	96	2,902	
24	0400	CONC CURB	0	0	0	0	36.00	LF	15.00	15.00	100	2017	2017	3	97	524	

TOTAL OB/XF 8,751

BUILDING DIMENSIONS

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 10/18/2024 BY KW Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 07/30/2025 BY SYS

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GRANTOR:

GRANTEE:

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
25	0803	ASPHALT C	0	0	115	20	2,300.00	SF	2.00	2.00	100	2017	2017	3	78	3,588	
26	0811	CONCRETE B	0	0	38	20	760.00	SF	5.20	5.20	100	2017	2017	3	96	3,794	

TOTAL OB/XF 7,382

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 10/18/2024 BY KW Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 07/30/2025 BY SYS