PT OF LOT 37 IN OR 2608/1675
BEING PARCEL "C"
SUB OF SEC 30 PBK 1/5

POWER HOUSE MARINA INC/
C/O G BODZIN, 18205 BISCAYNE BLVD #2201
AVENTURA, FL 33160

2025

00-00-30-0800-0037-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

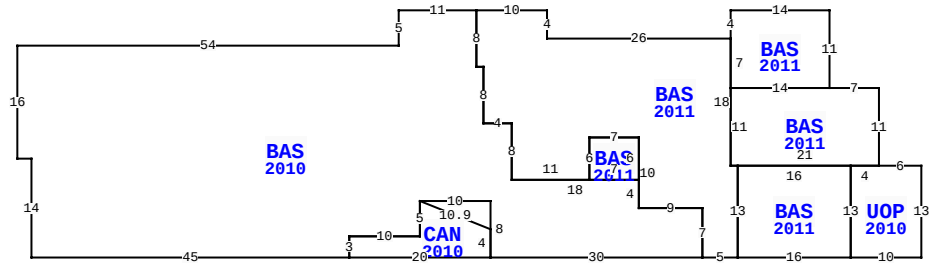
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	02	WOOD FRAME 100
Story Height		15 100
RMS		7 100
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	2200	DRIVE-IN REST.
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	2,231	100	2010	2,231	475,009
BAS	42	100	2011	42	8,942
BAS	154	100	2011	154	32,789
BAS	208	100	2011	208	44,286
BAS	231	100	2011	231	49,183
BAS	763	100	2011	763	162,453
CAN	90	30	2010	27	5,748
UOP	130	20	2010	26	5,536
TOTALS	3,849			3,682	783,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2201	04	3,682	116.8226	236.57	871,051	2010	2010	0	0	0	10.00	90.00

1 FAST FOOD – 0% - 2023 Heated Area: 3629 HX Base Yr



1940 S 8TH ST, FERNANDINA BEACH

BLD DATE	02/27/2018	KK	LGL DATE	04/07/2025	DC
XF DATE			LAND DATE		
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	783,946
TOTAL MARKET OB/XF VALUE	89,867
TOTAL LAND VALUE - MARKET	600,915
TOTAL MARKET VALUE	1,474,728
SOH/AGL Deduction	0
ASSESSED VALUE	1,474,728
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,474,728
TOTAL JUST VALUE	1,474,728
NCON VALUE	0
INCOME VALUE	1,542,324
PREVIOUS YEAR MKT VALUE	1,402,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23539	CO ISSUED	0	08/01/2010
E22823	NEW CONSTR	0	08/01/2010
E22862	NEW CONSTR	0	08/01/2010
G01542	GAS	2,000	06/01/2010
G01548	GAS	600	06/01/2010
R12361	REPAIR/RRF	25,206	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/1675	12/14/2022	WD	Q	I	05	2,476,400
GRANTOR: SOUTH COAST ENTERPRIS						
GRANTEE: POWER HOUSE MARINA						
1928/0632	7/16/2014	WD	Q	I	05	3,000,000
GRANTOR: R & M ARMSTRONG VENTU						
GRANTEE: SOUTH COAST ENTERPR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2010] W6 BAS=[YR=2011] N11 W7 BAS=[YR=2011] N11 W14 S4 BAS=[YR=2011] W26 N4 W10 BAS=[YR=2010] W11 S5 W54 S16 E2 S14 E45 CAN=[YR=2010] E20 N4 U4 L10 S5 W10 S3 $ N3 E10 N5 /E10 /S8 E30 N7 W9 N4 BAS=[YR=2011] N6 W7 S6 E7 $ W18 N8 W4 N8 W1 N8 $ S8 E1 S8 E4 S8 E11 N6 E7 S10 E9 S7 E5 BAS=[YR=2011] E16 N13 W16 S13 $ N13 W1 N18 $ S7 E14 $ W14 S11 E21 $ W4 S13 E10 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	0803	ASPHALT C	0	0	0	0	25,231.00	SF	2.00	2.00	100	2010	2010	3	64	32,296	
2	0400	CONC CURB	0	0	0	0	1,169.00	LF	15.00	15.00	100	2010	2010	3	93	16,308	
3	0972	ST LGHT UN	0	0	0	0	9.00	UT	2,530.00	2,530.00	100	2010	2010	3	76	17,305	
4	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2010	2010	3	76	380	
5	0400	CONC CURB	0	0	0	0	257.00	LF	15.00	15.00	100	1980	1980	3	44	1,696	
6	0402	CONC BUMPE	0	0	0	0	11.00	UT	25.00	25.00	100	2010	2010	3	93	256	
7	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	2010	2010	3	100	300	
8	0855	CONC PAVER	0	0	0	0	251.00	SF	10.00	10.00	100	2010	2010	3	90	2,259	
9	0646	LWN SPRK H	0	0	0	0	72.00	UT	2.00	2.00	100	2010	2010	3	56	81	
10	0964	HALON SYST	0	0	5	3	15.00	SF	50.00	50.00	100	2010	2010	3	90	675	

TOTAL OB/XF 71,556

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	002200	C	DRIVE-IN	0	0003	CI	190.00	215.00	40,061.00	SF		1.00	1.00	1.00	15.00	15.00	600,915							

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.92 Total Land Value: 600,915 Market: 0 Agricultural: 0 Common: 600,915 PRINTED 07/30/2025 BY SYS

PT OF LOT 37 IN OR 2608/1675
BEING PARCEL "C"
SUB OF SEC 30 PBK 1/5

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AVENTURA, FL 33160

2025

00-00-30-0800-0037-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	2200	DRIVE-IN REST.	
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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BASE TAXABLE VALUE	1,474,728
TOTAL JUST VALUE	1,474,728
NCON VALUE	0
INCOME VALUE	1,542,324
PREVIOUS YEAR MKT VALUE	1,402,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M15406	MECH OTHER	5,000	06/01/2010
P14274	OTHER	0	05/01/2010
B23539	NEW CONSTR	434,850	04/01/2010
B23364	DEMOLITION	11,800	03/01/2010
B00745	ADDITION	39,650	01/01/1994
8791	REMODEL	61,948	03/25/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: SOUTH COAST ENTERPRIS						
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1928/0632	7/16/2014	WD	Q	I	05	3,000,000
GRANTOR: R & M ARMSTRONG VENTU						
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BLD DATE	02/27/2018 KK	LGL DATE	04/07/2025 DC
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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	0812	CONCRETE C	0	0	0	0	2,077.00	SF	4.00	4.00	100	2010	2010	3	90	7,477	
12	0812	CONCRETE C	0	0	0	0	2,105.00	SF	4.00	4.00	100	2010	2010	3	90	7,578	
13	0810	CONCRETE A	0	0	14	14	196.00	SF	6.50	6.50	100	2010	2010	3	90	1,147	
14	1126	CB/STC 8"	0	0	0	0	51.00	SF	8.00	8.00	100	2010	2010	3	90	367	
15	0462	ST/AL FNC	0	0	0	0	216.00	SF	10.00	10.00	100	2010	2010	3	56	1,210	
16	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2010	2010	3	76	532	

LAND DESCRIPTION

TOTAL OB/XF 18,311

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: 0.92 Total Land Value: 600,915 Market: 0 Agricultural: 0 Common: 600,915 PRINTED 07/30/2025 BY SYS