PT OF LOT 47
IN OR 758 PG 60
SUB OF SEC 30 PB 1/5

5-POINTS PACKAGE STORE INC
PO BOX 6177
FERNANDINA BEACH, FL 32035-6177

2025

00-00-30-0800-0047-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

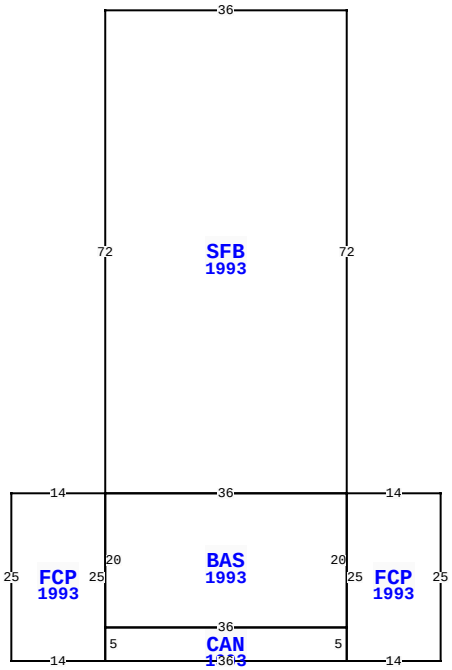
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	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	720	100	1993	720	46,483
CAN	180	30	1993	54	3,486
FCP	350	30	1993	105	6,779
FCP	350	30	1993	105	6,779
SFB	2,592	80	1993	2,074	133,898
TOTALS	4,192			3,058	197,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	3,058	92.5600	129.12	394,849	1968	1968	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 2794 HX Base Yr



2112 S 8TH ST, FERNANDINA BEACH

BLD DATE	01/12/2021	KK	LGL DATE	
XF DATE	01/12/2021	KK	LAND DATE	04/08/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	197,424
TOTAL MARKET OB/XF VALUE	11,201
TOTAL LAND VALUE - MARKET	163,612
TOTAL MARKET VALUE	372,237
SOH/AGL Deduction	96,805
ASSESSED VALUE	275,432
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	275,432
TOTAL JUST VALUE	372,237
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	370,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010512	ROOF	6,000	12/01/2020
B1327330	REPAIR/RRF	800	06/01/2013
B940210	REPAIR/RRF	5,625	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0758/0060	4/25/1996	WD	U	I	07	100
GRANTOR: APPLEWHITE MARGARET E						
GRANTEE: 5-POINTS PACKAGE ST						
0608/1299	10/03/1990	WD	Q	I	01	100
GRANTOR: 5 PTS PACKAGE STORE						
GRANTEE: APPLEWHITE MARGARET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 FCP=[YR=1993] W14 S25 E14 N25$ S20 CAN=[YR=1993] S5 E36 FCP=[YR=1993] E14 N25 W14S25$ N5W36$ E36 N20$ SFB=[YR=1993] N72 W36 S72 E36$.

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	7,334.00	SF	2.00	2.00	100	1968	1968	3	50	7,334	
2	0810	CONCRETE A	0	0	0	0	359.00	SF	6.50	6.50	100	1968	1968	3	20	467	
3	0381	COOLER	0	0	9	16	144.00	SF	82.50	82.50	100	1980	1980	3	20	2,376	
4	0400	CONC CURB	0	0	0	0	90.00	LF	15.00	15.00	100	1968	1968	3	24.4	329	
5	1123	CB 8"	0	0	113	5	565.00	SF	6.15	6.15	100	1968	1968	3	20	695	

LAND DESCRIPTION

TOTAL OB/XF 11,201

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	001100	C	STORE 1FLR	0	0004	CG	0.00	0.00	8,726.00	SF		1.00	1.00	1.25	15.00	18.75	163,612							

REVIEW DATE 01/12/2021 BY KK Total Acres: 0.20 Total Land Value: 163,612 Market: 0 Agricultural: 0 Common: 163,612 PRINTED 07/30/2025 BY SYS