

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 225,000 TOTAL MARKET VALUE 225,000 SOH/AGL Deduction 112,264 ASSESSED VALUE 112,736 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 112,736 TOTAL JUST VALUE 225,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 225,000										
DOR CODE 1000 VACANT COMMERCIAL																PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 01																											
NEIGHBORHOOD/LOC 1005.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
EXTRA FEATURES						111 S 8TH ST, FERNANDINA BEACH										SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN CD SALE PRICE 1835/1299 1/15/2013 WD U V 16 25,000 GRANTOR: BARNHART MICHAEL B GRANTEE: MATHEWS MICHAEL & L 1237/0301 6/11/2004 WD Q V 60,000 GRANTOR: BC&H ENTERPRISES LLC GRANTEE: MATHEWS MICHAEL & M											
L N	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												
																	BUILDING NOTES										
																	BUILDING DIMENSIONS										
																	LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	001000	C	COMMERCIAL	0		C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	45.00	45.00	225,000										
TOTAL OB/XF 0																											
REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS																											