BLOCK 42 LOT S3/4 OF 7
(LESS 12X25) ON W SIDE
IN OR 2081/556

FERNANDINA BEACH CYCLING & FITNESS CENTER INC/
11 S 8TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0042-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 100
Interior Floo	10	TERRAZZO 100
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

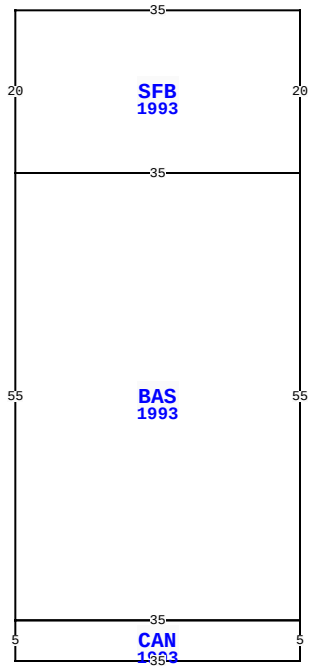
DOR CODE 1100 STORES, 1 STORY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 000

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,925	100	1993	1,925	36,446
CAN	175	30	1993	52	984
SFB	700	80	1993	560	10,602
TOTALS	2,800			2,537	48,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1101	04	2,537	90.4800	126.22	320,220	1961	1961	0	0	35	50.00	15.00

1 RETAILSTOR – 0% - 0 Heated Area: 2485 HX Base Yr



11 S 8TH ST, FERNANDINA BEACH

BLD DATE	12/06/2018	KK	LGL DATE	
XF DATE	12/06/2018	KK	LAND DATE	04/15/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	48,033
TOTAL MARKET OB/XF VALUE	2,124
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	500,157
SOH/AGL Deduction	246,368
ASSESSED VALUE	253,789
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,789
TOTAL JUST VALUE	500,157
NCON VALUE	0
INCOME VALUE	115,478
PREVIOUS YEAR MKT VALUE	426,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141857	REPAIR/RRF	9,000	08/21/2014
20111197	REMODEL	7,400	07/22/2011
20011855	REPAIR/RRF	1,000	08/13/2001
5722	REMODEL	2,216	12/15/1989
5711	REPAIR/RRF	6,499	12/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2081/0556	10/29/2016	SW	Q	I	01	175,000
GRANTOR: HILL SUSAN S ET AL						
GRANTEE: FERNANDINA BEACH CY						
1787/1981	4/04/2012	FJ	U	I	11	0
GRANTOR: SILVA LUCINDA EST						
GRANTEE: HILL SUSAN S ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1993] W35 S20 BAS=[YR=1993] S55 CAN=[YR=1993] S5 E35 N5 W35 $ E35 N55 W35 $ E35 N20 $.

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	0810	CONCRETE A	0	0	35	8	280.00	SF	6.50	6.50	100	1961	1961	3	20	364	
2	0803	ASPHALT C	0	0	0	0	1,680.00	SF	2.00	2.00	100	2000	2000	3	50	1,680	
3	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2000	2000	3	20	80	

LAND DESCRIPTION

TOTAL OB/XF 2,124

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	0003	C-3	75.00	100.00	7,500.00	SF		1.00	1.00	1.00	60.00	60.00	450,000							

REVIEW DATE 05/13/2023 BY REA Total Acres: 0.17 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS