BLOCK 47 LOT 1 & N1/2 OF LOT 2
IN OR 1896/803
CITY OF FDNA BEACH

MULLIS TERRELL RAY II/
202 SOUTH 8TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0047-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

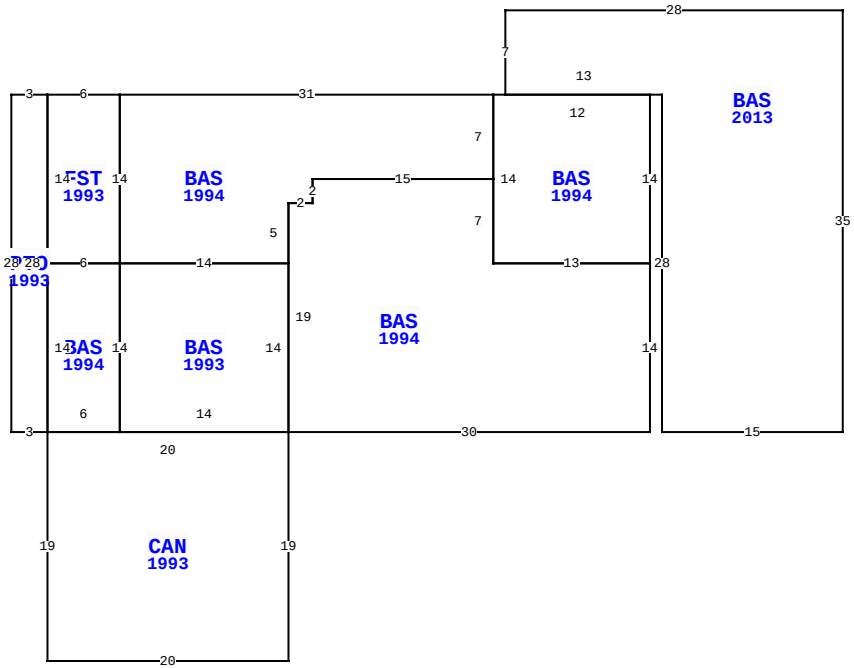
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		16 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		3 100
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	2100	RESTAURANTS/CAFE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1095.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	196	100	1993	196	10,269
BAS	84	100	1994	84	4,401
BAS	182	100	1994	182	9,536
BAS	319	100	1994	319	16,713
BAS	535	100	1994	535	28,030
BAS	616	100	2013	616	32,274
CAN	380	30	1993	114	5,973
FST	84	50	1993	42	2,201
PTO	84	5	1993	4	209
TOTALS	2,480			2,092	109,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2101	04	2,092	126.9135	213.85	447,374	1959	1977	0	0	0	75.50	24.50

1 RSTARANT 1 – 0% - 0 Heated Area: 1932 HX Base Yr



202 S 8TH ST, FERNANDINA BEACH

BLD DATE	06/19/2020	KK	LGL DATE	
XF DATE	06/19/2020	KK	LAND DATE	04/15/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	109,607
TOTAL MARKET OB/XF VALUE	22,929
TOTAL LAND VALUE - MARKET	675,000
TOTAL MARKET VALUE	807,536
SOH/AGL Deduction	345,695
ASSESSED VALUE	461,841
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	461,841
TOTAL JUST VALUE	807,536
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	742,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200004	DEMO - CANOPY	2,000	03/17/2020
B152043	INSTALL GAS LINES	0	09/02/2015
20131659	ELEC OTHER	400	07/15/2013
20131333	CHNGE SRVC	1,900	06/12/2013
20131221	HOOD	6,634	05/30/2013
20122502	ELEC OTHER	1,000	12/13/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1896/0803	12/27/2013	QC	U	I	11	100
GRANTOR: MULLIS TERRELL RAY						
GRANTEE: MULLIS TERRELL RAY						
0532/0582	12/04/1987	WD	Q	I		108,000
GRANTOR: CHEVRON USA INC						
GRANTEE: MULLIS TERRELL RAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W1 BAS=[YR=1994] W31 FST=[YR=1993] W6 PTO=[YR=1993] W3 S28 E3 CAN=[YR=1993] S19 E20 N19 W20$ BAS=[YR=1994] E6 BAS=[YR=1993] E14 BAS=[YR=1994] E30 N14 W13 N7 W15 S2 W2 S19$ N14 W14 S14$ N14 W6 S14$ N28$ S14 E6 N14$ S14 E14 N5 E2 N2 E15 N7$ S14 E13 N14 W12$ BAS=[YR=2013] E13 S28 E15 N35 W28 S7$.

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	0812	CONCRETE C	0	0	0	0	3,466.00	SF	4.00	4.00	100	1988	1988	3	52	7,209	
2	0803	ASPHALT C	0	0	0	0	7,810.00	SF	2.00	2.00	100	1970	1970	3	50	7,810	
3	0524	PUMP ISLND	0	0	18	6	108.00	SF	4.50	4.50	100	1970	1970	3	54	262	
4	0400	CONC CURB	0	0	0	0	162.00	LF	15.00	15.00	100	1959	1959	3	20	486	
5	0381	COOLER	0	0	14	7	98.00	SF	82.50	82.50	100	1975	1975	3	20	1,617	
6	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	1990	1990	3	20	80	
7	4950	BOLLARD	0	0	0	0	22.00	UT	100.00	100.00	100	2005	2005	3	100	2,200	
8	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2005	2005	3	64	864	
9	0819	CONC 12"	0	0	12	3	36.00	SF	9.50	9.50	100	2013	2013	3	93	318	
10	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2008	2008	3	31	1,116	

LAND DESCRIPTION

TOTAL OB/XF 21,962

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	002100	C	RESTAURANT	0	0003	MU-8	150.00	100.00	15,000.00	SF		1.00	1.00	1.00	45.00	45.00	675,000							

REVIEW DATE 06/19/2020 BY KK Total Acres: 0.00 Total Land Value: 675,000 Market: 0 Agricultural: 0 Common: 675,000 PRINTED 07/30/2025 BY SYS

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NEIGHBORHOOD/LOC	1095.00		

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TOTALS					

MARKET ADJUSTMENTS

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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	742,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122425	H/AC	3,500	12/03/2012
20122323	REMODEL	1,900	11/15/2012
20122126	REPAIR/RRF	1,500	10/15/2012
20071940	OTHER	1,000	10/12/2007
972055	REMODEL	5,000	09/18/1997
7851	REPAIR/RRF	700	08/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: MULLIS TERRELL RAY						
GRANTEE: MULLIS TERRELL RAY						
0532/0582	12/04/1987	WD	Q	I		108,000
GRANTOR: CHEVRON USA INC						
GRANTEE: MULLIS TERRELL RAY						

BLD DATE	06/19/2020	KK	LGL DATE		
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INC DATE			AG DATE		

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
11	0811	CONCRETE B	0	0	31	20	620.00	SF	5.20	5.20	100	1980	1980	3	30	967	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 967

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 06/19/2020 BY KK Total Acres: 0.00 Total Land Value: 675,000 Market: 0 Agricultural: 0 Common: 675,000 PRINTED 07/30/2025 BY SYS