

BLOCK 128 LOT 8
IN OR 2140/580
CITY OF FDNA BEACH

ISOLA VENTURES LLC
96271 DOWLING DR
YULEE, FL 32097

2025

00-00-31-1800-0128-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality			06	Quality Level 06
DOR CODE			1100	STORES, 1 STORY
MAP NUM				MKT AREA 01
NEIGHBORHOOD/LOC			1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,359	100	1993	1,359	320,316
BAS	51	100	2019	51	12,021
BAS	272	100	2019	272	64,110
FOP	35	30	1993	10	2,357
FOP	40	30	2019	12	2,828
FUS	1,369	100	1993	1,369	322,673
STR	20	10	1993	2	471
UOP	16	20	2019	3	707
UOP	104	20	2019	21	4,950

TOTALS	3,266			3,099	730,434
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	0	268.00	SF	6.50	
2	0855	CONC PAVER	0	0	0	230.00	SF	10.00	
3	0810	CONCRETE A	0	0	0	458.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001100	C	STORE 1FLR	0	0003	C-3	100.00	100.00	10,000.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	HS	NORM	% COND
0500	11	3,099	149.1780	235.70	730,434	1889	1990		0	0	25	15.50
1 SFR CUST - 0% - 0 Heated Area: 3051 HX Base Yr												

303 S 8TH ST, FERNANDINA BEACH	BLD DATE 03/30/2020	KK	LGL DATE	
	XF DATE 03/30/2020	KK	LAND DATE	04/15/2025
	INC DATE		AG DATE	MLU

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
1	0810	CONCRETE A	0	0	0	268.00	SF	6.50	6.50	100	1994	1994	3	66	1,150	
2	0855	CONC PAVER	0	0	0	230.00	SF	10.00	10.00	100	2019	2019	3	97	2,231	
3	0810	CONCRETE A	0	0	0	458.00	SF	6.50	6.50	100	2019	2019	3	97	2,888	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001100	C	STORE 1FLR	0	0003	C-3	100.00	100.00	10,000.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					730,434				
TOTAL MARKET OB/XF VALUE					6,269				
TOTAL LAND VALUE - MARKET					450,000				
TOTAL MARKET VALUE					1,186,703				
SOH/AGL Deduction					630,436				
ASSESSED VALUE					556,267				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					556,267				
TOTAL JUST VALUE					1,186,703				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					804,225				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230006	REMOVE OLD ROOF,		02/23/2023
20190017	REMODEL	165,900	02/15/2019
7837	REPAIR/RRF	600	08/03/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2140/0580	8/10/2017	WD	Q	I	01	368,300	
GRANTOR: BENNER PATRICIA M							
GRANTEE: ISOLA VENTRUES LLC							
1275/1988	11/22/2004	QC	Q	I	06	100	
GRANTOR: MILLS R KENNETH							
GRANTEE: BENNER PATRICIA M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W10 N1 U3 L2 W6 D3 L2 S1 W2 BAS=[YR=2019] N3 W17 S3 E17\$ W17 S2 UOP=[YR=2019] W12 S12 E8 N10 E4 N2\$ S2 FOP=[YR=2019] W4 S10 UOP=[YR=2019] S4 E4 N4 W4\$ E4 N10\$ S14 W4 S16 E3 BAS=[YR=2019] S8 E34 N8 W34\$ E34 U3 R3 N12 E1 N1 FOP=[YR=1993] E5 N2 STR=[YR=1993] E5 N4 W5 S4\$ N5 W5 S7\$ N7 E2 N11\$ PTR= E15 FUS=[YR=1993] E17 S3 E21 S11 W1 S8 W1 S15 W40 N16 E4 N21\$ W15\$.									