BLOCK 129 LOT 4
IN OR 2148/1410
CITY OF FDNA BEACH

RAYNORSTARR LLC
1920 STERLING LANE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0129-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	28	GLASS THRM 10
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 70
Interior Wall	01	MINIMUM 30
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	05	STEEL 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

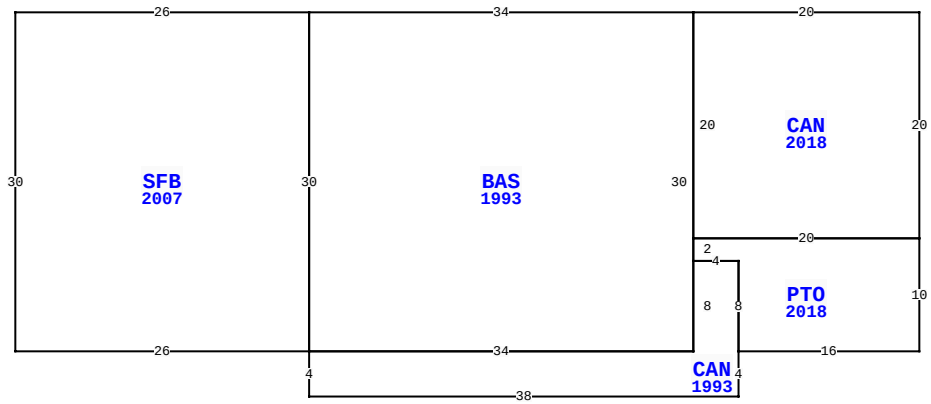
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1095.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,020	100	1993	1,020	63,873
CAN	184	30	1993	55	3,444
CAN	400	30	2018	120	7,515
PTO	168	5	2018	8	501
SFB	780	80	2007	624	39,075
TOTALS	2,552			1,827	114,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,827	89.7750	125.24	228,813	1986	1986	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 1644 HX Base Yr



330 S 8TH ST, FERNANDINA BEACH

BLD DATE	02/19/2019	KK	LGL DATE	
XF DATE	02/19/2019	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	114,406
TOTAL MARKET OB/XF VALUE	14,826
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	579,232
SOH/AGL Deduction	280,728
ASSESSED VALUE	298,504
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	298,504
TOTAL JUST VALUE	579,232
NCON VALUE	0
INCOME VALUE	2,049,492
PREVIOUS YEAR MKT VALUE	532,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180132	REMODEL-INT BLDOU	50,000	01/12/2018
20173794	DEMO-INTERIOR ONL	1,000	12/04/2017
20150915	CROSSFIT	1,178	04/28/2015
20142269	MECH OTHER	150	10/22/2014
20142227	REMODEL	750	10/15/2014
20142200	DEMOLITION	500	10/10/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2148/1410	9/27/2017	WD	Q	I	01	263,000
GRANTOR: AMELIA MOTORSPORTS LL						
GRANTEE: RAYNORSTARR LLC						
1728/0539	3/08/2011	WD	Q	I	02	207,500
GRANTOR: ININNS INTERNATIONAL						
GRANTEE: AMELIA MOTORSPORTS						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2018] W20 BAS=[YR=1993] W34 SFB=[YR=2007] W26 S30 E26 N30$ S30 CAN=[YR=1993] S4 E38 N4 PTO=[YR=2018] E16 N10 W20 S2 E4 S8$ N8 W4 S8 W34$ E34 N30$ S20 E20 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	0812	CONCRETE C	0	0	0	0	3,572.00	SF	4.00	4.00	100	1986	1986	3	47	6,715	
2	0803	ASPHALT C	0	0	0	0	3,242.00	SF	2.00	2.00	100	1990	1990	3	50	3,242	
3	0976	DECORATIVE	0	0	0	0	1.00	UT	125.00	125.00	100	1986	1986	3	23	29	
4	6001	ROLLUP DR	0	0	0	0	4.00	UT	400.00	400.00	100	1986	1986	3	20	320	
5	0464	FNC GT 10'	0	0	0	0	2.00	UT	525.00	525.00	100	2011	2011	3	78	819	
6	0446	BOX FNC 6'	0	0	0	0	19.00	LF	20.00	20.00	100	2011	2011	3	45	171	
7	0424	CL FNC 6'	0	0	0	0	30.00	LF	20.00	20.00	100	2011	2011	3	78	468	
8	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	
9	0855	CONC PAVER	0	0	0	0	172.00	SF	10.00	10.00	100	2018	2018	3	97	1,668	
10	0446	BOX FNC 6'	0	0	0	0	54.00	LF	20.00	20.00	100	2018	2018	3	78	842	

TOTAL OB/XF 14,826

LAND DESCRIPTION

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	MU-8	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	45.00	45.00	450,000							

REVIEW DATE 02/19/2019 BY KK Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS