BLOCK 134 LOT 4 N1/2 OF 5
IN OR 1970/1293
CITY OF FDNA BEACH

BIG OAK ON 8TH LLC/
608 S 8TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0134-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

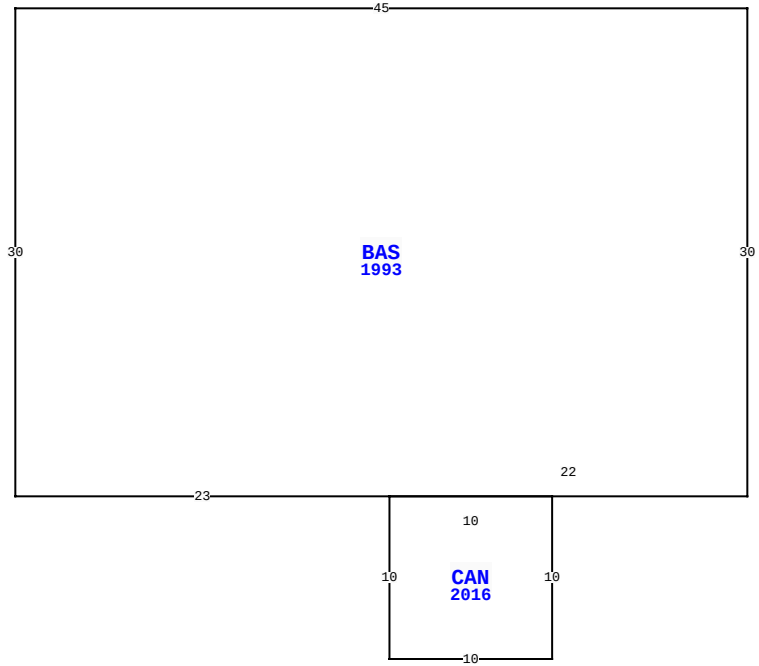
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,350	100	1993	1,350	92,553
CAN	100	30	2016	30	2,057
TOTALS	1,450			1,380	94,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,380	72.2689	100.82	139,132	1950	1995	0	0	0	32.00	68.00

1 RETAILSTOR – 0% - 0 Heated Area: 1350 HX Base Yr



432 S 8TH ST, FERNANDINA BEACH

BLD DATE	01/20/2022	KK	LGL DATE		
XF DATE	01/20/2022	KK	LAND DATE	04/15/2025	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	211,138
TOTAL MARKET OB/XF VALUE	24,301
TOTAL LAND VALUE - MARKET	296,250
TOTAL MARKET VALUE	531,689
SOH/AGL Deduction	240,681
ASSESSED VALUE	291,008
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	291,008
TOTAL JUST VALUE	531,689
NCON VALUE	0
INCOME VALUE	474,188
PREVIOUS YEAR MKT VALUE	521,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161272	RELOCATE BATHROOM	3,000	05/01/2016
20161078	INSTALL 4 TON UNI	7,000	04/18/2016
20160994	CONSTRUCT SIGN	750	04/12/2016
20160923	WIRING FOR BUILDO	2,300	04/06/2016
20160775	INTERIOR UPGRADE	30,000	03/23/2016
20160791	RELOCATE PANEL	550	03/23/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1970/1293	3/27/2015	WD	Q	I	01	160,000
GRANTOR: DEES GORDON & SHARON						
GRANTEE: BIG OAK ON 8TH LLC						
0335/0011	4/01/1981	WD	Q	I		55,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 S30 E23 CAN=[YR=2016] S10 E10 N10 W10$ E22 N30$.

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	0803	ASPHALT C	0	0	0	0	4,251.00	SF	2.00	2.00	100	1985	1985	3	50	4,251	
2	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1993	1993	3	30	467	
3	0810	CONCRETE A	0	0	27	5	135.00	SF	6.50	6.50	100	2016	2016	3	95	834	
4	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2016	2016	3	100	200	
5	0810	CONCRETE A	0	0	20	18	360.00	SF	6.50	6.50	100	2016	2016	3	95	2,223	
6	0402	CONC BUMPE	0	0	0	0	14.00	UT	25.00	25.00	100	2015	2015	3	96	336	
7	0400	CONC CURB	0	0	0	0	272.00	LF	15.00	15.00	100	2016	2016	3	97	3,958	
8	0855	CONC PAVER	0	0	0	0	778.00	SF	10.00	10.00	100	2016	2016	3	95	7,391	
9	0443	STK FNC 6'	0	0	0	0	39.00	LF	10.00	10.00	100	2016	2016	3	70	273	
10	0855	CONC PAVER	0	0	0	0	107.00	SF	10.00	10.00	100	2016	2016	3	95	1,017	

TOTAL OB/XF 20,950

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	0.00	0.00	10,000.00	SF		1.00	1.00	0.80	45.00	36.00	147,500							
2	001100	C	STORE 1FLR	0		MU-8	50.00	100.00	5,000.00	SF		1.00	1.00	0.85	35.00	29.75	148,750							

REVIEW DATE 02/26/2024 BY REA Total Acres: 0.00 Total Land Value: 296,250 Market: 0 Agricultural: 0 Common: 296,250 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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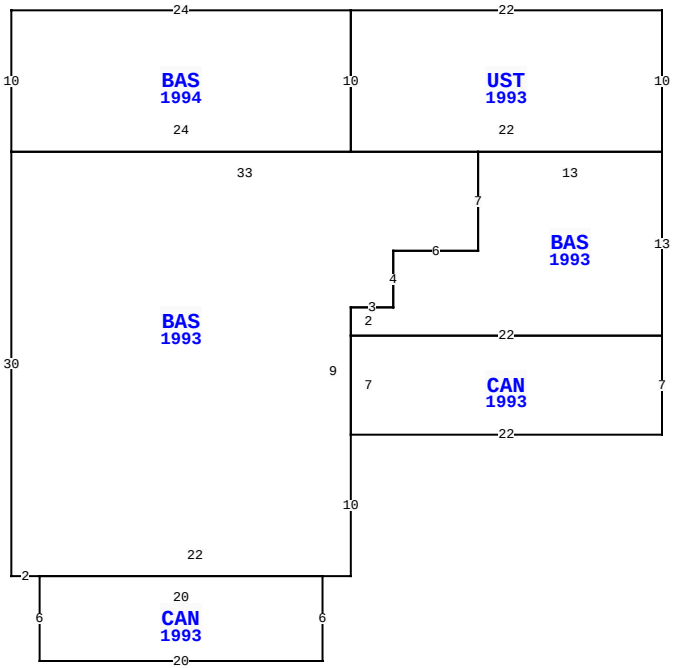
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	211	100	1993	211	17,364
BAS	795	100	1993	795	65,423
BAS	240	100	1994	240	19,751
CAN	120	30	1993	36	2,963
CAN	154	30	1993	46	3,786
UST	220	40	1993	88	7,242
TOTALS	1,740			1,416	116,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,416	86.7510	121.02	171,364	1983	1995	0	0	0	32.00	68.00

2 RETAILSTOR – 0% - 0 Heated Area: 1246 HX Base Yr



432 S 8TH ST, FERNANDINA BEACH

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ASSESSED VALUE	291,008
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	291,008
TOTAL JUST VALUE	531,689
NCON VALUE	0
INCOME VALUE	474,188
PREVIOUS YEAR MKT VALUE	521,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151951	REMODEL	14,500	08/24/2015
20151365	RE-ROOF	12,500	06/15/2015
20150857	H/AC	2,000	04/22/2015
20121848	SIGN	1	09/05/2012
20110597	SIGN	60	04/21/2011
20071023	REPAIR/RRF	4,300	06/07/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1970/1293	3/27/2015	WD	Q	I	01	160,000
GRANTOR: DEES GORDON & SHARON						
GRANTEE: BIG OAK ON 8TH LLC						
0335/0011	4/01/1981	WD	Q	I		55,000
GRANTOR:						
GRANTEE:						

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	0424	CL FNC 6'	0	0	0	0	211.00	LF	15.00	15.00	100	2016	2016	3	89	2,817	
12	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	89	534	

BUILDING DIMENSIONS

BAS=[YR=1994] W24 S10 BAS=[YR=1993] S30 E2 CAN=[YR=1993] S6 E20 N6 W20$ E22 N10 CAN=[YR=1993] E22 N7 BAS=[YR=1993] N13 UST=[YR=1993] N10 W22 S10 E22$ W13 S7 W6 S4 W3 S2 E22$ W22 S7 $ N9 E3 N4 E6 N7 W33$ E24 N10$.

LAND DESCRIPTION

TOTAL OB/XF 3,351

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 02/26/2024 BY REA Total Acres: 0.00 Total Land Value: 296,250 Market: 0 Agricultural: 0 Common: 296,250 PRINTED 07/30/2025 BY SYS