BLOCK 135 LOT 8
IN OR 2200/1050
ESMT PT OR 1020/522

FERNANDINA FOOD MART #2 INC
12122 CEDAR TRACE DR SOUTH
JACKSONVILLE, FL 32246

2025

00-00-31-1800-0135-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 60
Interior Floo	11	CLAY TILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		11 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

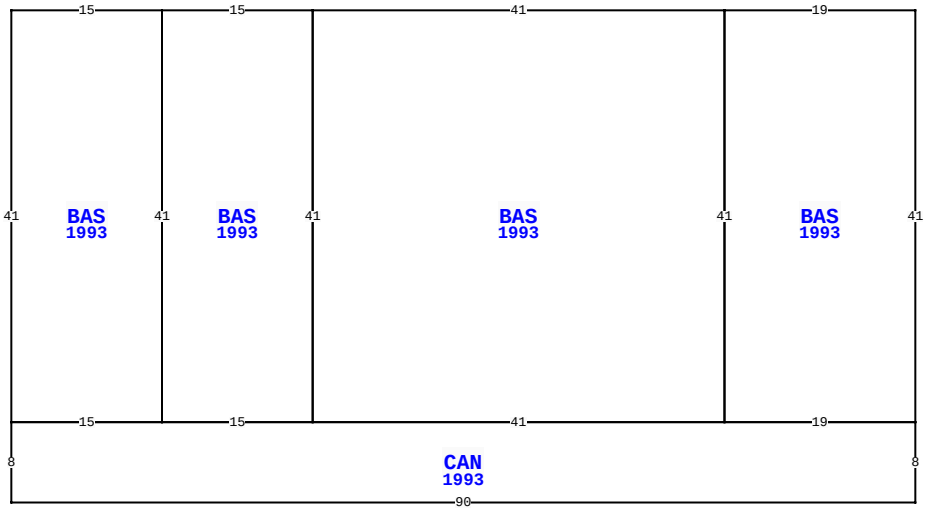
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1095.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	615	100	1993	615	32,998
BAS	615	100	1993	615	32,998
BAS	779	100	1993	779	41,797
BAS	1,681	100	1993	1,681	90,194
CAN	720	30	1993	216	11,590
TOTALS	4,410			3,906	209,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	3,906	102.6910	107.31	419,153	1963	1975	0	0	0	50.00	50.00

1 NBHD SHOP – 0% - 0 Heated Area: 3690 HX Base Yr



401 S 8TH ST, FERNANDINA BEACH

BLD DATE	12/11/2024	KW	LGL DATE	
XF DATE	12/11/2024	KW	LAND DATE	04/15/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	209,576
TOTAL MARKET OB/XF VALUE	5,800
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	665,376
SOH/AGL Deduction	347,605
ASSESSED VALUE	317,771
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	317,771
TOTAL JUST VALUE	665,376
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	616,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0051	INSTALLATION OF N	0	03/12/2025
2024-0030	INSTALLATION OF N	0	10/25/2024
SIGN-2023-0	WALL SIGN SNAK SH		05/01/2023
20160925	REPLACE 1 TON UNI	2,000	04/06/2016
20160926	REPLACE PANEL,LIT	2,000	04/06/2016
20160927	REPLACE TOILET &	1,500	04/06/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2200/1050	5/31/2018	WD	Q	I	01	250,000
GRANTOR: DG4 LLC						
GRANTEE: FERNANDINA FOOD MAR						
1832/1075	12/31/2012	WD	P	I	98	180,000
GRANTOR: HARNAGE JEAN DELEGAL						
GRANTEE: WHITTEMORE THOMAS A						

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
1	0803	ASPHALT C	0	0	0	0	4,885.00	SF	2.00	2.00	100	2001	2001	3	50	4,885	
2	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	100	2003	2003	3	86	215	
3	0476	VF 6 SBPL	0	0	0	0	21.00	LF	32.00	32.00	100	2008	2008	3	72	484	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2008	2008	3	72	216	

BUILDING DIMENSIONS

CAN=[YR=1993;ORIG=-90,41] S8 E90 N8 W19 W41 W15 W15 $
BAS=[YR=1993;LABEL=ste:405;ORIG=-90,41] E15 N41 W15 S41 $
BAS=[YR=1993;LABEL=ste:403;ORIG=-75,0] E15 S41 W15 N41 $
BAS=[YR=1993;LABEL=ste:401A;ORIG=-60,0] E41 S41 W41 N41 $
BAS=[YR=1993;LABEL=ste:401;ORIG=-19,0] E19 S41 W19 N41 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,800

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	001610	C	SH CTR NHD	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 12/11/2024 BY KW Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS