BLOCK 141 LOT S 35 FT OF 5
CITY OF FDNA BEACH

TAYLOR DANIEL JOSEPH & HEIDI DAWN
531 S 8TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0141-0052

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

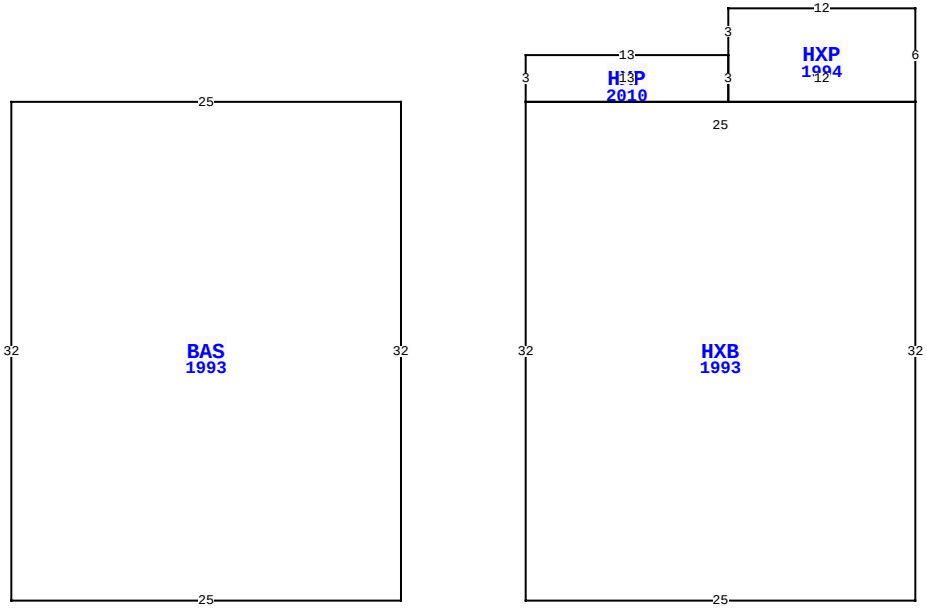
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	13	LVT/LAMNT 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		5 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
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	800	100	1993	800	77,702
HXB	800	100	1993	800	77,702
HXP	72	30	1994	22	2,137
HXP	39	30	2010	12	1,166
TOTALS	1,711			1,634	158,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,634	90.4239	126.14	206,113	1950	2000	0	0	0	23.00	77.00

1 RETAILSTOR – 0% - 2025 Heated Area: 1600 HX Base Yr



BLD DATE	12/11/2024	KW	LGL DATE
XF DATE	12/11/2024	KW	LAND DATE 04/15/2025 DC
INC DATE	07/30/2024	REA	AG DATE

531 S 8TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	407,306
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	407,306
SOH/AGL Deduction	0
ASSESSED VALUE	407,306
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	407,306
TOTAL JUST VALUE	407,306
NCON VALUE	0
INCOME VALUE	407,306
PREVIOUS YEAR MKT VALUE	407,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0476	REMODEL OF UPPER	80,500	10/17/2024
20171746	REPAIR/RRF	500	06/07/2017
20090122	SIGN	420	01/27/2009
20081030	SIGN	850	06/18/2008
20080744	ELEC OTHER	350	05/05/2008
20033342	REPAIR/RRF	3,000	06/24/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2688/442	1/03/2024	WD	Q	I	01	490,000
GRANTOR: VANDERWERFF BRADLEY J						
GRANTEE: TAYLOR DANIEL JOSEP						
2559/1555	5/02/2022	WD	Q	I	01	549,900
GRANTOR: PIAZZA JAMES S						
GRANTEE: VANDERWERFF BRADLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-3,6] W25 S32 E25 N32 $
HXB=[YR=1993;ORIG=5,6] S32 E25 N32 W25 $
HXP=[YR=1994;ORIG=30,0] W12 S3 S3 E12 N6 $
HXP=[YR=2010;ORIG=18,3] W13 S3 E13 N3 $
.

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	0422	CL FNC 4'	0	0	0	0	207.00	LF	15.00	15.00	100	1980	1980	3	20	621	

LAND DESCRIPTION

TOTAL OB/XF 621

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	001200	C	STORE COMB	0	0003	MU-8	35.00	100.00	3,500.00	SF		1.00	1.00	1.00	35.00	35.00	122,500							

REVIEW DATE 07/07/2025 BY KWX Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS