

CATS ANGELS INC SPCA
PO BOX 16072
FERNANDINA BEACH, FL 32035-3118

00-00-31-1800-0153-0070



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																								
ELEMENT	CD	17	CB	STUCCO 80	TYPE	MDL	04	2,540	97.1568	EFF. AREA	TOT ADJ PTS	135.53	REPL. COST NEW	344,246	AYB	1935	EYB	ECON	FNCT	0	0	0	50.00	50.00	% COND																			
Exterior Wall	10	10	10	ABOVE AVG 20	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1																			
Exterior Wall	10	10	10	ABOVE AVG 20	1 RETAILSTOR - 0% - 0										Heated Area: 2540										HX Base Yr																			
Roof Structur	04	04	04	WOOD TRUSS 100	BAS 1994 BAS 1993																																							
Roof Cover	02	02	02	ROLL COMP 100																																								
Interior Wall	05	05	05	DRYWALL 100																																								
Interior Floo	14	14	14	CARPET 80																																								
Interior Floo	07	07	07	CORK/VTILE 20																																								
Ceiling	01	01	01	FIN.SUSPD 100																																								
Air Condition	03	03	03	CENTRAL 100																																								
Heating Type	04	04	04	AIR DUCTED 100																																								
Fixtures	14	14	14	100																																								
Frame	03	03	03	MASONRY 100																																								
Story Height	8	8	8	100																																								
RMS	5	5	5	100																																								
Stories	1.	1.	1.	100																																								
Units	0	0	0	100																																								
BUD8 Adjustme	02	02	02	DIST FB 100																																								
Occupancy	00	00	00	OWNER OCC 100																																								
Quality	03	03	03	Quality Level 03																																								
DOR CODE	1100	1100	1100	STORES, 1 STORY																																								
MAP NUM				MKT AREA																																								
NEIGHBORHOOD/LOC	1095.00	1095.00	1095.00	1095.00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	1,238	100	1993	1,238	83,893																																							
BAS	1,302	100	1994	1,302	88,230																																							
TOTALS	2,540			2,540	172,123																																							
EXTRA FEATURES					705 S 8TH ST, FERNANDINA BEACH										BLD DATE 07/11/2019 XF DATE 07/11/2019 INC DATE										KK KK LGL DATE LAND DATE AG DATE										04/15/2025 DC									
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	0431	CL FNC 8B	0	0	0	0	235.00	LF	12.50		12.50	100	1980	1980	3	20	588																											
2	0810	CONCRETE A	0	0	34	5	170.00	SF	6.50		6.50	100	1970	1970	3	20	221																											
3	0810	CONCRETE A	0	0	32	4	128.00	SF	6.50		6.50	100	2000	2000	3	77	641																											
4	0940	SHEDS/PORT	0	0	14	10	140.00	SF	30.00		30.00	100	2006	2006	3	24	1,008																											
5	0940	SHEDS/PORT	0	0	14	6	84.00	SF	30.00		30.00	100	2010	2010	3	40	1,008																											
6	0443	STK FNC 6'	0	0	0	0	85.00	LF	10.00		10.00	100	1990	1990	3	20	170																											
7	0424	CL FNC 6'	0	0	0	0	12.00	LF	20.00		20.00	100	2008	2008	3	72	173																											
8	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00		350.00	100	2008	2008	3	72	504																											
9	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00		350.00	100	1980	1980	3	20	140																											
10	0443	STK FNC 6'	0	0	0	0	9.00	LF	10.00		10.00	100	2005	2005	3	22	20																											
LAND DESCRIPTION					TOTAL OB/XF										4,473																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	50.00	100.00	10,000.00	SF		1.00	1.00	1.00	35.00	35.00	350,000																											
2	001100	C	STORE 1FLR	0		MU-8	100.00	100.00	5,000.00	SF		1.00	1.00	1.00	45.00	45.00	225,000																											
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