BLOCK 154 LOTS 13 TO 16
PT OR 1625/831
CITY OF FDNA BEACH

WELL TRAVELED PROPERTIES LLC
PO BOX 4
FERNANDINA BEACH, FL 32035-0004

2025

00-00-31-1800-0154-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	03	CONC FINSH 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

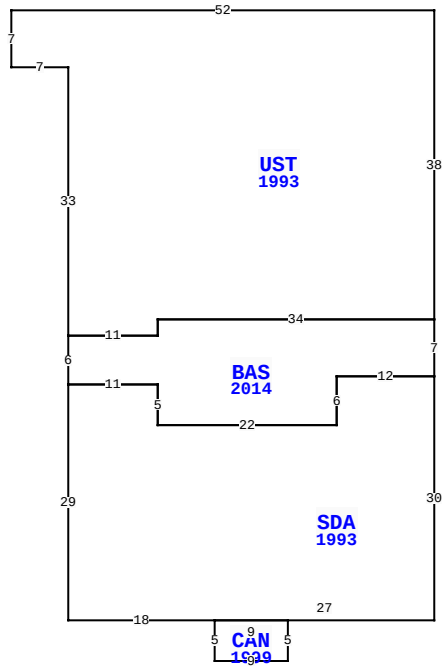
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1095.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	436	100	2014	436	36,339
CAN	45	30	1999	14	1,167
SDA	1,207	110	1993	1,328	110,682
UST	1,781	40	1993	712	59,342
TOTALS	3,469			2,490	207,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,490	119.4900	166.69	415,058	1945	1975	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 1643 HX Base Yr



732 S 8TH ST, FERNANDINA BEACH

BLD DATE	12/06/2018	KK	LGL DATE	
XF DATE	12/06/2018	KK	LAND DATE	04/15/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	207,529
TOTAL MARKET OB/XF VALUE	20,961
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	578,490
SOH/AGL Deduction	211,101
ASSESSED VALUE	367,389
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	367,389
TOTAL JUST VALUE	578,490
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	533,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141194	SIGN	600	06/04/2014
20130159	REPAIR/RRF	4,800	01/22/2013
20121958	REPAIR/RRF	1,200	09/24/2012
20090072	SIGN	200	01/16/2009
20081671	REPAIR/RRF	7,000	11/10/2008
983428	REMODEL	3,000	03/26/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1625/0831	6/11/2009	WD	Q	I	05	1,262,500
GRANTOR: MILLER TREVETT & MCCA						
GRANTEE: WELL TRAVELED PROPE						
0798/1363	7/07/1997	WD	U	I	09	155,000
GRANTOR: LOWE VIRGINIA B						
GRANTEE: MILLER TREVETT & MC						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W52 S7 E7 S33 BAS=[YR=2014] S6 SDA=[YR=1993] S29 E18 CAN=[YR=1999] S5 E9 N5 W9$ E27 N30 W12 S6 W22 N5 W11$ E11 S5 E22 N6 E12 N7 W34 S2 W11$ E11 N2 E34 N38$.

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	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1989	1989	3	25	175	
2	0430	CL FNC 6B	0	0	0	0	156.00	LF	9.70	9.70	100	1989	1989	3	25	378	
3	0856	POROUS CC	0	0	0	0	865.00	SF	2.50	2.50	100	1989	1989	3	54.5	1,179	
4	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	1989	1989	3	64	80	
5	0464	FNC GT 10'	0	0	0	0	2.00	UT	420.00	420.00	100	1989	1989	3	25	210	
6	0835	QUARY TILE	0	0	6	47	282.00	SF	10.00	10.00	100	1999	1999	3	75	2,115	
7	0812	CONCRETE C	0	0	0	0	5,405.00	SF	4.00	4.00	100	1999	1999	3	75	16,215	
8	0097	AWNING CN	0	0	0	0	5.00	SF	65.00	65.00	100	1999	1999	3	40	130	
9	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2013	2013	3	55	220	
10	0424	CL FNC 6'	0	0	0	0	27.00	LF	20.00	20.00	100	2000	2000	3	48	259	

TOTAL OB/XF 20,961

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	35.00	35.00	350,000							

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS