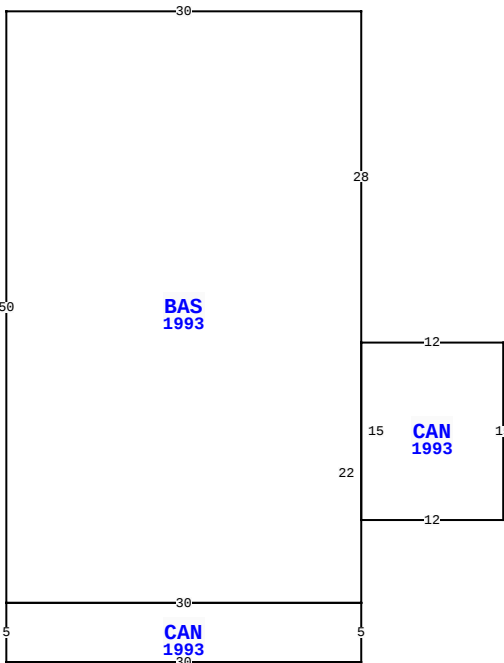


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 20 FACE BRICK 100										1101 04 1,599 91.5810 127.76 204,288 1988 2015 0 0 5.00 95.00										VALUATION BY STANDARD									
Roof Structur 04 WOOD TRUSS 100										1 RETAILSTOR - 0% - 2024 Heated Area: 1500 HX Base Yr										Tax Group: 2 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 194,074									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 6,908									
Interior Floo 03 CONC FINSH 100																				TOTAL LAND VALUE - MARKET 125,000									
Ceiling 03 PART.FIN. 100																				TOTAL MARKET VALUE 325,982									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 0									
Heating Type 03 FORCED AIR 100																				ASSESSED VALUE 325,982									
Fixtures 3 100																				TOTAL EXEMPTION VALUE 0									
Frame 03 MASONRY 100																				BASE TAXABLE VALUE 325,982									
Story Height 11 100																				TOTAL JUST VALUE 325,982									
RMS 5 100																				NCON VALUE 0									
Stories 1. 1. 100										INCOME VALUE																			
Units 0 100										PREVIOUS YEAR MKT VALUE 330,438																			
BUD8 Adjustme 02 DIST FB 100																													
Occupancy 00 OWNER OCC 100																													
Quality 03 Quality Level 03																													
DOR CODE 1100STORES, 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 1,500 100 1993 1,500 182,058																													
CAN 150 30 1993 45 5,462																													
CAN 180 30 1993 54 6,554																													
TOTALS 1,830 1,599 194,074										832 S 8TH ST, FERNANDINA BEACH																			
EXTRA FEATURES										BLD DATE 10/21/2022 HS LGL DATE																			
										XF DATE 05/13/2020 KK LAND DATE																			
										INC DATE AG DATE																			
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										04/15/2025 DC																			
1 0812 CONCRETE C 0 0 0 0 2,602.00 SF 4.00 4.00 100 1988 1988 3 52 5,412																													
2 0400 CONC CURB 0 0 0 0 86.00 LF 15.00 15.00 100 1988 1988 3 62 800																													
3 0402 CONC BUMPE 0 0 0 0 2.00 UT 25.00 25.00 100 1988 1988 3 62 31																													
4 6001 ROLLUP DR 0 0 0 0 1.00 UT 400.00 400.00 100 1988 1988 3 20 80																													
5 0810 CONCRETE A 0 0 0 0 100.00 SF 6.50 6.50 100 2010 2010 3 90 585																													
LAND DESCRIPTION										TOTAL OB/XF 6,908																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 50.00 100.00 5,000.00 SF 1.00 1.00 1.00 25.00 25.00 125,000																													
REVIEW DATE 10/21/2022 BY HS										Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS																			