BLOCK 159 LOTS 29 & 30
IN OR 881/163
ESMT IN OR 912/961

CLASSIC CARPETS & INTERIORS INC
802 S 8TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0159-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

S 9TH ST, FERNANDINA BEACH

BLD DATE	02/27/2020	KK	LGL DATE	04/15/2025 DC
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,835
TOTAL LAND VALUE - MARKET	99,340
TOTAL MARKET VALUE	112,175
SOH/AGL Deduction	54,436
ASSESSED VALUE	57,739
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,739
TOTAL JUST VALUE	112,175
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0881/0163	4/30/1999	WD	Q	V		8,000

GRANTOR: LOWE VIRGINIA BROWN
GRANTEE: CLASSIC CARPETS & I

BUILDING NOTES

BUILDING DIMENSIONS

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	0812	CONCRETE C	0	0	0	0	2,954.00	SF	4.00	4.00	100	2005	2005	3	84	9,925	
2	0400	CONC CURB	0	0	0	0	95.00	LF	15.00	15.00	100	2005	2005	3	88	1,254	
3	0424	CL FNC 6'	0	0	0	0	20.00	LF	20.00	20.00	100	2005	2005	3	64	256	
4	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	40	1,400	

LAND DESCRIPTION

TOTAL OB/XF 12,835

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	001001	C	V CM/XFOBT	0	0006	MU-8	50.00	100.00	4,967.00	SF		1.00	1.00	1.00	20.00	20.00	99,340							

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 99,340 Market: 0 Agricultural: 0 Common: 99,340 PRINTED 07/30/2025 BY SYS