



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floor	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures	4	100
Frame	03	MASONRY 100
Story Height	12	100
RMS	9	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE

MAP NUM		MKT AREA	01
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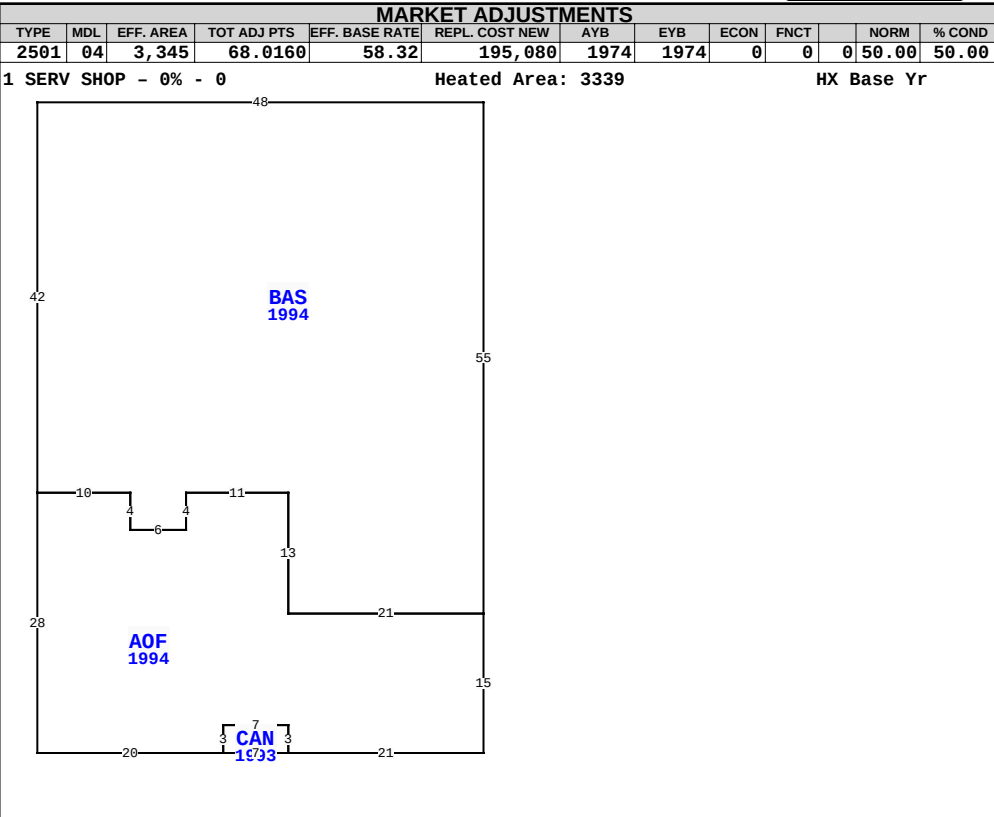
NEIGHBORHOOD/LOC	1095.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,026	100	1994	1,026	29,918
BAS	2,313	100	1994	2,313	67,447
CAN	21	30	1993	6	175

TOTALS	3,360			3,345	97,540
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	74	22	1,628.00	SF	2.00
2	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00
3	0810	CONCRETE A	0	0	0	0	262.00	SF	6.50
4	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00
5	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00
6	0464	FNC GT 10'	0	0	0	0	2.00	UT	437.50
7	0424	CL FNC 6'	0	0	0	0	390.00	LF	20.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	002500	C	SRVC SHOPS	0	0003	MU-8	50.00	200.00	5,000.00
2	002500	C	SRVC SHOPS	0	0006	MU-8	100.00	100.00	15,000.00



BLD DATE	01/20/2022	KK	LGL DATE	
XF DATE	01/20/2022	KK	LAND DATE	
INC DATE			AG DATE	

831 S	8TH ST, FERNANDINA BEACH	04/15/2025	DC
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TOTAL OB/XF									
7,910									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		97,540	
TOTAL MARKET OB/XF VALUE		7,910	
TOTAL LAND VALUE - MARKET		387,500	
TOTAL MARKET VALUE		492,950	
SOH/AGL Deduction		146,990	
ASSESSED VALUE		345,960	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		345,960	
TOTAL JUST VALUE		492,950	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		493,421	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161420	CHANGEOUT AC UNIT	6,400	05/01/2016
20160425	REPAIR/RRF	15,000	02/17/2016

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
0960/0529		11/30/2000	TD	U	I		260,000		
GRANTOR: GOODING MEDDIE & DEBO									
GRANTEE: BELL BRENDA R									
0653/0164		3/27/1992	WD	Q	I	01	100		
GRANTOR: GOODING M J & E A									
GRANTEE: GOODING M J ETAL TR									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1994] W48 S42 AOF=[YR=1994] S28 E20 CAN=[YR=1993] E7 N3 W7 S3\$ N3 E7 S3 E21 N15 W21 N13 W11 S4 W6 N4 W10\$ E10 S4 E6 N4 E11 S13 E21 N55\$.									