BLOCK 166 LOTS 29 30 31 & 32
IN OR 2179/1948
CITY OF FDNA BEACH

HEYOKA LLC/
23473 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0166-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

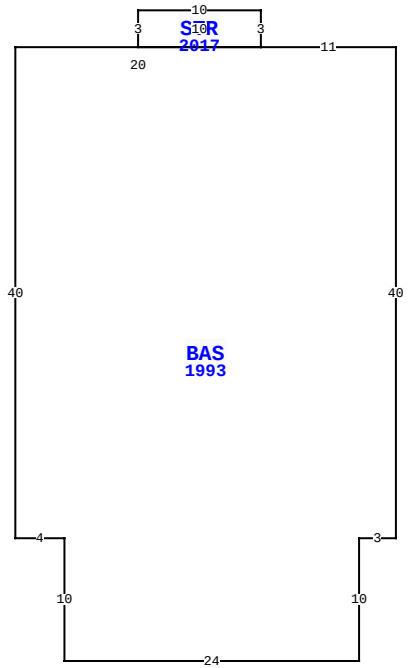
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
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	1,480	100	1993	1,480	120,929
STR	30	10	2017	3	245
TOTALS	1,510			1,483	121,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,483	85.5225	120.16	178,197	1972	1995	0	0	0	32.00	68.00

1 OFFICE – 0% - 0 Heated Area: 1480 HX Base Yr



905 S 8TH ST, FERNANDINA BEACH

BLD DATE	08/19/2021	KK	LGL DATE		
XF DATE	08/19/2021	KK	LAND DATE	04/15/2025	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	121,174
TOTAL MARKET OB/XF VALUE	6,025
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	377,199
SOH/AGL Deduction	91,279
ASSESSED VALUE	285,920
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	285,920
TOTAL JUST VALUE	377,199
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	332,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210206	REPAIR - DOOR	1,800	06/30/2021
20090109	SIGN	1,000	01/26/2009
20071135	REMODEL	2,000	06/18/2007
20052146	REPAIR/RRF	4,000	07/06/2005
4890	ADDITION	20,500	06/16/1988
BP4298	N/A	4,000	05/15/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2179/1948	2/22/2018	WD	Q	I	02	235,000
GRANTOR: DOC SS FLORIDA INVEST						
GRANTEE: HEYOKA LLC						
1896/0496	1/01/2014	QC	U	I	11	100
GRANTOR: SAVEDOFF STUART						
GRANTEE: DOC SS FLORIDA INVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11STR=[YR=2017] N3W10S3E10$
W20S40E4S10E24N10E3N40$.

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	0430	CL FNC 6B	0	0	0	0	101.00	LF	4.85	4.85	100	1980	1980	3	20	98	
2	1242	WD DECK A	0	0	0	0	130.00	SF	10.00	10.00	100	2007	2007	3	27	351	
3	0810	CONCRETE A	0	0	0	0	112.00	SF	6.50	6.50	100	1972	1972	3	22	160	
4	0825	BRICK	0	0	8	5	40.00	SF	12.50	12.50	100	1980	1980	3	72	360	
5	0856	POROUS CC	0	0	0	0	3,548.00	SF	2.50	2.50	100	1990	1990	3	57	5,056	

LAND DESCRIPTION

TOTAL OB/XF 6,025

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	001700	C	1STORY OFF	0	0003	MU-8	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	25.00	25.00	250,000							

REVIEW DATE 03/28/2022 BY DC Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS