

BLOCK 167 LOTS 3 THRU 11 &
LOTS 1 2 31 & 32
CITY OF FDNA BEACH

YULEE TWO LAND TRUST LLC/CAMCAM MANAGEMENT LLC TRU
96383 BAY VIEW DRIVE
FERNANDINA BEACH, FL 32034

2025

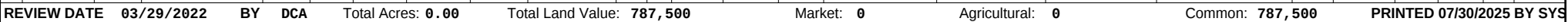
00-00-31-1800-0167-0030



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 3 2														
Exterior Wall	17	CB STUCCO 90	1701	04	12,949	92.9138	130.54	1,690,362	1971	1991	0	0	0	40.50	59.50	VALUATION BY STANDARD													
Exterior Wall	15	CONC BLOCK 10	1 OFFICE - 0% - 2024													Heated Area: 12949													
Roof Structure	04	WOOD TRUSS 100	18													HX Base Yr													
Roof Cover	03	COMP SHNGL 100	49													47													
Interior Wall	05	DRYWALL 100	18													49													
Interior Floor	14	CARPET 90	41													41													
Interior Floor	11	CLAY TILE 10	19													43													
Ceiling	01	FIN.SUSPD 100	41													19													
Air Condition	03	CENTRAL 100	40													42													
Heating Type	04	AIR DUCTED 100	19													40													
Fixtures	03	MASONRY 100	19													41													
Frame	03	10 100	41													7													
Story Height	10	54 100	40													53													
RMS	2.	2. 100	19													15													
Stories	02	DIST FB 100	41													15													
Units	00	NONE 100	19													16													
BUD8 Adjustme	03	Quality Level 03	15													40													
Occupancy	00	1800MULTI STORY OFFICE	41													15													
Quality	03	MAP NUM	1095.00													01													
DOR CODE	1800	NEIGHBORHOOD/LOC	1095.00													01													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	7,874	100	1993	7,874	611,584																								
BAS	779	100	2002	779	60,506																								
BAS	779	100	2002	779	60,506																								
FUS	3,517	100	1993	3,517	273,170																								
TOTALS	12,949			12,949	1,005,765																								
EXTRA FEATURES						910 S 8TH ST, FERNANDINA BEACH																							
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												
1	0811	CONCRETE B	0	0	0	0	701.00	SF	5.20	5.20	100	1992	1992	3	62	2,260													
2	0811	CONCRETE B	0	0	23	22	506.00	SF	5.20	5.20	100	1971	1971	3	21	553													
3	0803	ASPHALT C	0	0	0	0	10,246.00	SF	2.00	2.00	100	1996	1996	3	50	10,246													
4	0972	ST LGHT UN	0	0	0	0	1.00	UT	3,289.00	3,289.00	100	1992	1992	3	29	954													
5	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1992	1992	3	29	145													
6	0819	CONC 12"	0	0	14	6	84.00	SF	9.50	9.50	100	1992	1992	3	62	495													
7	0810	CONCRETE A	0	0	0	0	140.00	SF	6.50	6.50	100	1992	1992	3	62	564													
8	0855	CONC PAVER	0	0	0	0	433.00	SF	10.00	10.00	100	2013	2013	3	93	4,027													
9	0402	CONC BUMPE	0	0	0	0	38.00	UT	25.00	25.00	100	2013	2013	3	95	903													
10	0476	VF 6 SBPL	0	0	0	0	138.00	LF	32.00	32.00	100	2013	2013	3	83	3,665													
LAND DESCRIPTION						TOTAL OB/XF 23,812																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	275.00	100.00	27,500.00	SF		1.00	1.00	1.00	25.00	25.00	687,500												
2	001700	C	1STORY OFF	0	0003	MU-8	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	20.00	20.00	100,000												
REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 787,500 Market: 0 Agricultural: 0 Common: 787,500 PRINTED 07/30/2025 BY SYS																													

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