BLOCK 172 LOTS 1 TO 6 & 28 INC
PT OR 1847/30
CITY OF FDNA BEACH

YANGAS LAND COMPANY LLC/
1008 S 8TH ST
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1800-0172-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Fixtures | | 10 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 12 100 |
| RMS | | 3 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | NL | NET LEASE 100 |
| Quality | 01 | Quality Level 01 |

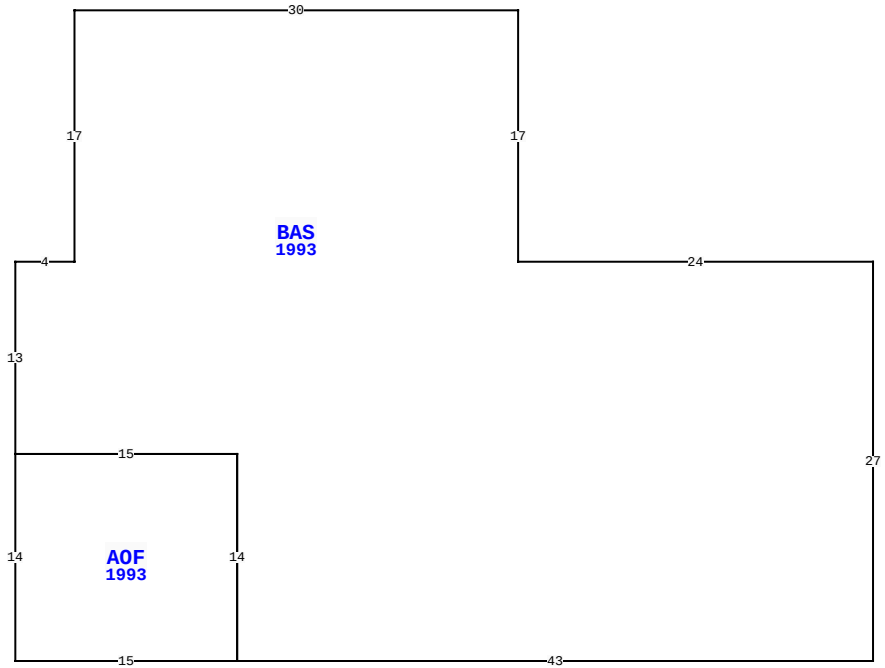
| | | | |
|---|---|---|---|
| DOR CODE | 2500 | REPAIR SERVICE | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1095.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| AOF | 210 | 100 | 1993 | 210 | 5,105 |
| BAS | 1,866 | 100 | 1993 | 1,866 | 45,363 |
| TOTALS | 2,076 | | | 2,076 | 50,468 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2501 | 04 | 2,076 | 56.7000 | 48.62 | 100,935 | 1962 | 1985 | 0 | 0 | 0 | 50.00 | 50.00 |

1 SERV SHOP – 0% - 0 Heated Area: 2076 HX Base Yr




1002 S 8TH ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 09/29/2021 | KK | LGL DATE | |
| XF DATE | 09/29/2021 | KK | LAND DATE | 04/15/2025 DC |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 50,468 |
| TOTAL MARKET OB/XF VALUE | 18,551 |
| TOTAL LAND VALUE - MARKET | 348,700 |
| TOTAL MARKET VALUE | 417,719 |
| SOH/AGL Deduction | 132,474 |
| ASSESSED VALUE | 285,245 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 285,245 |
| TOTAL JUST VALUE | 417,719 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 374,866 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20210203 | REMODEL-WINDOWS | 0 | 07/15/2021 |
| 20200085 | REPAIR | 0 | 08/24/2020 |
| 20131664 | REPAIR/RRF | 9,000 | 07/16/2013 |
| 2002197 | XFOB | 3,800 | 02/16/2000 |
| 983473 | XFOB | 1,975 | 04/02/1998 |
| 6909 | REPAIR/RRF | 3,000 | 02/14/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1847/0030 | 3/22/2013 | WD | Q | I | 02 | 160,000 |
| GRANTOR: ISLAND AUTO CENTER LL | | | | | | |
| GRANTEE: YANGAS LAND COMPANY | | | | | | |
| 1295/1843 | 2/16/2005 | WD | Q | I | | 225,000 |
| GRANTOR: NASSAU LAND CO LLC | | | | | | |
| GRANTEE: ISLAND AUTO CENTER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W24 N17 W30 S17 W4 S13 AOF=[YR=1993] S14 E15 N14 W15 $ E15 S14 E43 N27 $ .

## 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 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 6,032.00 | SF | 2.00 | 2.00 | 100 | 2001 | 2001 | 3 | 50 | 6,032 | |
| 2 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 5,324.00 | SF | 4.00 | 4.00 | 100 | 1980 | 1980 | 3 | 30 | 6,389 | |
| 3 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 1990 | 1990 | 3 | 26 | 156 | |
| 4 | 0681 | POLE SHED | 0 | 0 | 6 | 12 | 72.00 | SF | 15.00 | 15.00 | 100 | 1994 | 1994 | 3 | 20 | 216 | |
| 5 | 1123 | CB 8" | 0 | 0 | 5 | 26 | 130.00 | SF | 6.15 | 6.15 | 100 | 1970 | 1970 | 3 | 20 | 160 | |
| 6 | 0430 | CL FNC 6B | 0 | 0 | 0 | 0 | 44.00 | LF | 9.70 | 9.70 | 100 | 1990 | 1990 | 3 | 26 | 111 | |
| 7 | 0422 | CL FNC 4' | 0 | 0 | 0 | 0 | 26.00 | LF | 15.00 | 15.00 | 100 | 1970 | 1970 | 3 | 20 | 78 | |
| 8 | 0446 | BOX FNC 6' | 0 | 0 | 0 | 0 | 64.00 | LF | 20.00 | 20.00 | 100 | 2001 | 2001 | 3 | 20 | 256 | |
| 9 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 3.00 | UT | 25.00 | 25.00 | 100 | 2001 | 2001 | 3 | 84 | 63 | |
| 10 | 6001 | ROLLUP DR | 0 | 0 | 0 | 0 | 2.00 | UT | 400.00 | 400.00 | 100 | 1980 | 1980 | 3 | 20 | 160 | |

TOTAL OB/XF 13,621

## LAND DESCRIPTION

| 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 | 002500 | C | SRVC SHOPS | 0 | 0003 | MU-8 | 150.00 | 100.00 | 15,000.00 | SF | | 1.00 | 1.00 | 1.00 | 20.00 | 20.00 | 300,000 | | | | | | | |
| 2 | 002500 | C | SRVC SHOPS | 0 | | MU-8 | 25.00 | 100.00 | 2,435.00 | SF | | 1.00 | 1.00 | 1.00 | 20.00 | 20.00 | 48,700 | | | | | | | |

REVIEW DATE 09/29/2021 BY KK Total Acres: 0.00 Total Land Value: 348,700 Market: 0 Agricultural: 0 Common: 348,700 PRINTED 07/30/2025 BY SYS

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## NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

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| GRANTOR: ISLAND AUTO CENTER LL | | | | | | |
| GRANTEE: YANGAS LAND COMPANY | | | | | | |
| 1295/1843 | 2/16/2005 | WD | Q | I | | 225,000 |
| GRANTOR: NASSAU LAND CO LLC | | | | | | |
| GRANTEE: ISLAND AUTO CENTER | | | | | | |

| | | | | |
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## BUILDING NOTES

## BUILDING DIMENSIONS

## EXTRA FEATURES

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 20.00 | UT | 100.00 | 100.00 | 100 | 2002 | 2002 | 3 | 100 | 2,000 | |
| 12 | 0978 | SECURTY LT | 0 | 0 | 0 | 0 | 3.00 | UT | 450.00 | 450.00 | 100 | 2002 | 2002 | 3 | 55 | 743 | |
| 13 | 0430 | CL FNC 6B | 0 | 0 | 0 | 0 | 248.00 | LF | 9.70 | 9.70 | 100 | 2000 | 2000 | 3 | 48 | 1,155 | |
| 14 | 6001 | ROLLUP DR | 0 | 0 | 0 | 0 | 3.00 | UT | 400.00 | 400.00 | 100 | 2020 | 2020 | 3 | 86 | 1,032 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,930

| 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 |
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