BLOCK 173 LOTS 9 THRU 22
IN OR 1447/1213
(WESTERN STEAK)

NEW RIVER GROUP LLC/
1027 S 8TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0173-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 60
Roof Cover	03	COMP SHNGL 40
Interior Wall	05	DRYWALL 80
Interior Wall	01	MINIMUM 20
Interior Floo	11	CLAY TILE 80
Interior Floo	15	HARDTILE 20
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		13 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	02	QUALITY AVE 100
Occupancy	03	OWNER/TAX 100

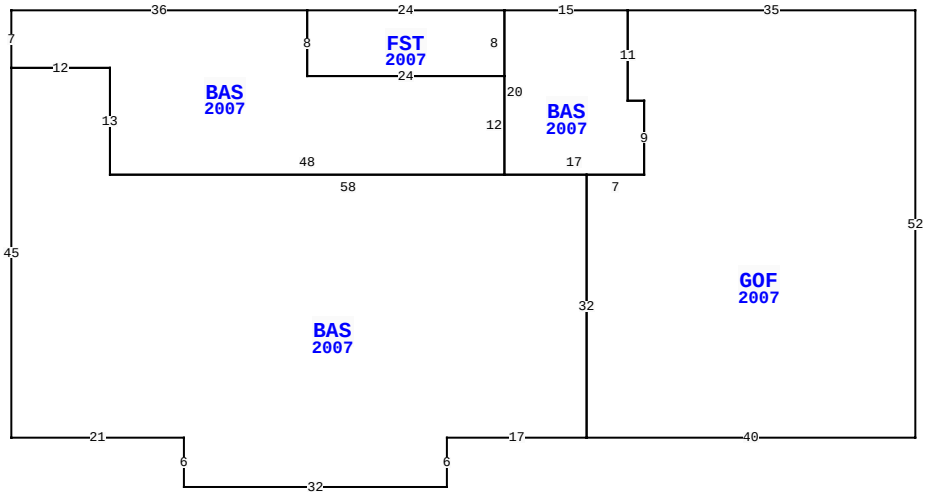
DOR CODE	1200	STORE/OFFICE/RESID	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1095.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	318	100	2007	318	34,021
BAS	852	100	2007	852	91,150
BAS	2,588	100	2007	2,588	276,874
FST	192	50	2007	96	10,270
GOF	1,962	110	2007	2,158	230,871
TOTALS	5,912			6,012	643,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	6,012	99.5961	138.94	835,307	1981	2000	0	0	0	23.00	77.00

1 RETAILSTOR – 0% - 0 Heated Area: 5720 HX Base Yr



1027 S 8TH ST, FERNANDINA BEACH

BLD DATE	12/04/2018	KK	LGL DATE	
XF DATE	12/04/2018	KK	LAND DATE	04/15/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	643,186
TOTAL MARKET OB/XF VALUE	34,222
TOTAL LAND VALUE - MARKET	650,000
TOTAL MARKET VALUE	1,327,408
SOH/AGL Deduction	374,640
ASSESSED VALUE	952,768
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	952,768
TOTAL JUST VALUE	1,327,408
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,277,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111509	H/AC	5,500	09/01/2011
20091074	SIGN	150	08/14/2009
20070915	ELEC OTHER	400	05/23/2007
20070194	ELEC OTHER	4,000	02/02/2007
20070032	H/AC	25,000	01/06/2007
20062796	REPAIR/RRF	11,772	12/21/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1447/1213	9/27/2006	WD	Q	I		770,000
GRANTOR: FAMOUS AMOS RESTAURAN						
GRANTEE: NEW RIVER GROUP LLC						
0728/0484	4/24/1995	WD	Q	I		315,000
GRANTOR: STUBBS PEGGY W						
GRANTEE: FAMOUS AMOS RESTAUR						

BUILDING NOTES

BUILDING DIMENSIONS

GOF=[YR=2007] W35BAS=[YR=2007] W15FST=[YR=2007]
W24BAS=[YR=2007] W36S7BAS=[YR=2007] S45E21
S6E32N6E17N32W58N13W12$E12S13 E48N12W24N8$S8E24N8$S20E17N9W2
N11$S11E2S9W7S32E40N52$.

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	26,820.00	SF	2.00	2.00	100	1981	1981	3	50	26,820	
2	0812	CONCRETE C	0	0	0	0	1,662.00	SF	4.00	4.00	100	1981	1981	3	32.5	2,161	
3	0400	CONC CURB	0	0	0	0	567.00	LF	15.00	15.00	100	1981	1981	3	46.5	3,955	
4	0971	ST LGHT OV	0	0	0	0	1.00	UT	2,021.50	2,021.50	100	1996	1996	3	39	788	
5	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	1996	1996	3	39	390	
6	6001	ROLLUP DR	0	0	0	8	1.00	UT	400.00	400.00	100	2007	2007	3	27	108	

LAND DESCRIPTION

TOTAL OB/XF 34,222

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	001200	C	STORE COMB	0	0003	MU-8	0.00	0.00	32,500.00	SF		1.00	1.00	1.00	20.00	20.00	650,000							

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 07/30/2025 BY SYS