BLOCK 173 LOT 26
CITY OF FDNA BEACH

WHITE HAT DEVELOPMENT LLC
1027 S 8TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0173-0260

BUILDING CHARACTERISTICS

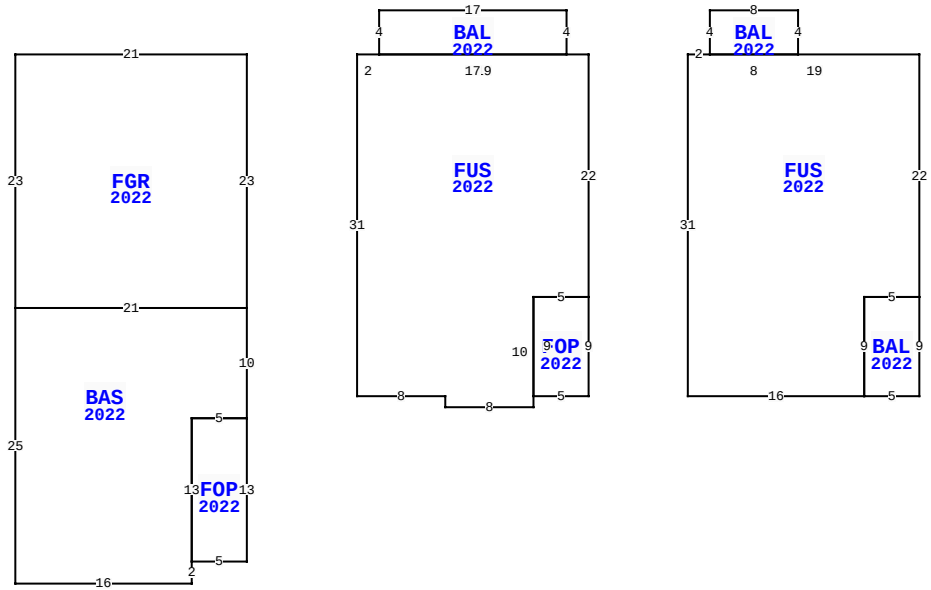
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1095.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	32	15	2022	5	790
BAL	45	15	2022	7	1,105
BAL	68	15	2022	10	1,579
BAS	450	100	2022	450	71,045
FGR	483	55	2022	266	41,995
FOP	45	30	2022	14	2,211
FOP	65	30	2022	20	3,157
FUS	606	100	2022	606	95,673
FUS	614	100	2022	614	96,937
TOTALS	2,408			1,992	314,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,992	158.9070	158.91	316,549	2022	2022	0	0	0	0.65	99.35

1 TOWNHOUSE - 0% - 0 Heated Area: 1670 HX Base Yr



1015 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		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	314,491
TOTAL MARKET OB/XF VALUE	4,054
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	368,545
SOH/AGL Deduction	0
ASSESSED VALUE	368,545
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	368,545
TOTAL JUST VALUE	368,545
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	348,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200400	NEW CONSTR	0	07/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2338/0389	2/05/2020	WD	U	V	30	311,500
GRANTOR: SURF HOME BUILDERS IN						
GRANTEE: WHITE HAT DEVELOPME						
2155/0529	10/13/2017	WD	Q	V	05	100,000
GRANTOR: NEW RIVER GROUP LLC						
GRANTEE: SURF HOME BUILDERS						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2022] W21 S23 BAS=[YR=2022] S25 E16 N2 FOP=[YR=2022] E5 N13 W5 S13$ N13 E5 N10 W21$ E21 N23$ PTR= E10
FUS=[YR=2022] E2 BAL=[YR=2022] N4 E17 S4 W17$ E19 S22
FOP=[YR=2022] S9 W5 N9 E5$ W5 S10 W8 N1 W8 N31$ W10$ PTR=E40
FUS=[YR=2022] E2 BAL=[YR=2022] N4 E8 S4 W8$ E19 S22
BAL=[YR=2022] S9 W5 N9 E5$ W5 S9 W16 N31$ W40$.

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	0810	CONCRETE A	0	0	0	0	630.00	SF	6.50	6.50	100	2022	2022	3	99	4,054	

LAND DESCRIPTION

TOTAL OB/XF 4,054

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	000100	C	RES	0		MU-8	25.00	100.00	2,500.00	SF		1.00	1.00	1.00	20.00	20.00	50,000							

REVIEW DATE 08/02/2022 BY DJ Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS