BLOCK 209 N1/2 OF LOT 1
CITY OF FDNA BEACH

HONEY DONE HOME SERVICES LLC
5603 GREGG ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0209-0011

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 50
Interior Wall	04	PLYWOOD 50
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

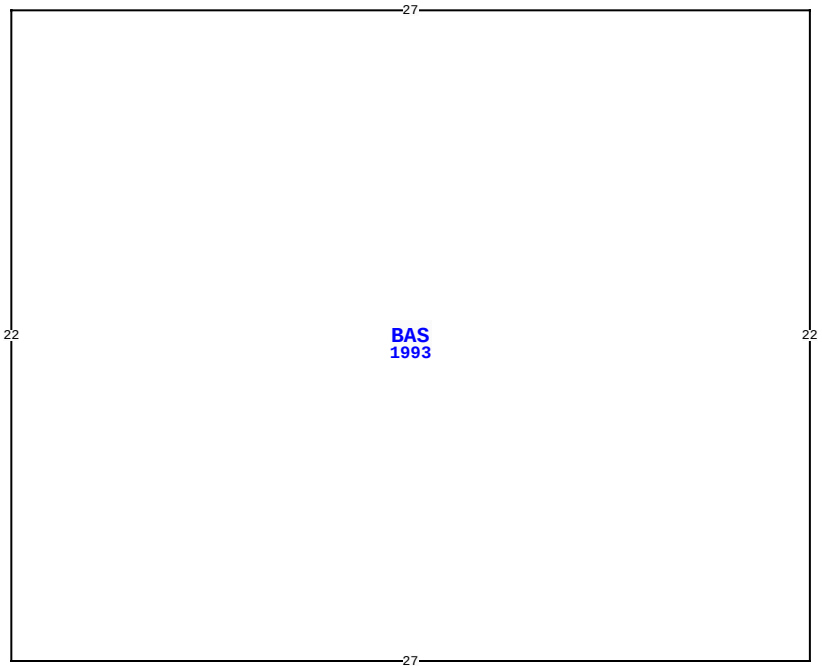
DOR CODE	2500	REPAIR SERVICE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	594	100	1993	594	17,198
TOTALS	594			594	17,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	594	64.9372	55.68	33,074	1968	1988	0	0	0	48.00	52.00

1 SERV SHOP – 0% - 2025 Heated Area: 594 HX Base Yr



BLD DATE	06/10/2021	KK	LGL DATE	
XF DATE	06/10/2021	KK	LAND DATE	04/09/2025 DC
INC DATE			AG DATE	

1534 S 8TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	47,827
TOTAL MARKET OB/XF VALUE	6,411
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	129,238
SOH/AGL Deduction	0
ASSESSED VALUE	129,238
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,238
TOTAL JUST VALUE	129,238
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002075	ROOF	2,800	03/02/2021
20006383	REPAIR/RRF	2,000	08/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2747/604	10/30/2024	WD	U	I	35	1,087,500
GRANTOR: SINOR & SCHERR LLC						
GRANTEE: HONEY DONE HOME SER						
2339/1876	2/18/2020	WD	Q	I	05	265,000
GRANTOR: GALLUP WILLIAM F						
GRANTEE: SINOR & SCHERR LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 S22 E27 N22$.

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	0443	STK FNC 6'	0	0	0	0	310.00	LF	10.00	10.00	100	2007	2007	3	27	837	
2	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2007	2007	3	69	414	
3	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	100	2020	2020	3	86	5,160	

LAND DESCRIPTION

TOTAL OB/XF 6,411

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	0006	CI	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	15.00	15.00	75,000							

REVIEW DATE 07/20/2022 BY DC Total Acres: 0.11 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS

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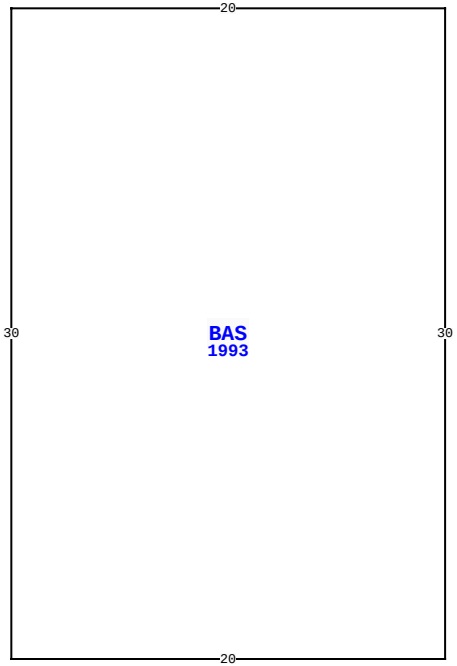
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	1993	600	30,629
TOTALS	600			600	30,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	600	82.6875	70.90	42,540	1987	1997	0	0	0	28.00	72.00

2 SERV SHOP – 0% - 2025 Heated Area: 600 HX Base Yr



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GRANTOR: GALLUP WILLIAM F						
GRANTEE: SINOR & SCHERR LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S30 E20 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/20/2022 BY DC Total Acres: 0.11 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS