



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	5	100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1095.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	1993	800	57,274
CAN	52	30	1993	16	1,146
TOTALS	852			816	58,419

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	816	89.3970	125.60	102,490	1930	1990	0	0	0 43.00	57.00
1 OFFICE - 0% - 2025											
Heated Area: 800 HX Base Yr											
BAS 1993 CAN 1993											
1546 S 8TH ST, FERNANDINA BEACH											
BLD DATE	10/17/2019	KKA	LGL DATE	04/15/2025	DC						
XF DATE	10/17/2019	KKA	LAND DATE								
INC DATE			AG DATE								

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVR	0	0	26	3	78.00	SF	10.00	10.00	406
2	0811	CONCRETE B	0	0	22	37	814.00	SF	5.20	5.20	2,201
3	0646	LWN SPRK H	0	0	0	0	7.00	UT	2.00	2.00	3
4	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	58
5	1242	WD DECK A	0	0	5	5	25.00	SF	10.00	10.00	60
6	1242	WD DECK A	0	0	4	9	36.00	SF	10.00	10.00	86
7	1242	WD DECK A	0	0	8	16	160.00	SF	10.00	10.00	432

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001100	C	STORE 1FLR	0	0003	CI	113.00	100.00	14,300.00	SF	1.00
TOTAL OB/XF 3,246											
UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
15.00	15.00	214,500									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	58,419		
TOTAL MARKET OB/XF VALUE	3,246		
TOTAL LAND VALUE - MARKET	214,500		
TOTAL MARKET VALUE	276,165		
SOH/AGL Deduction	0		
ASSESSED VALUE	276,165		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	276,165		
TOTAL JUST VALUE	276,165		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	206,236		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5335	REMODEL	1,000	09/02/1988
5138	REMODEL	9,500	09/01/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2747/604	10/30/2024	WD U	I	I	35	1,087,500
GRANTOR: SINOR & SCHERR LLC						
GRANTEE: HONEY DONE HOME SER						
2461/0641	5/12/2021	WD U	I	I	40	300,000
GRANTOR: VAN HORN MICHAEL C						
GRANTEE: SINOR & SCHERR LLC						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W40 S20 E24 CAN=[YR=1993] S4 E13 N4 W13 \$ E16 N20 \$.											