BLOCK 302 LOT 8 & N 10FT LOT 7
& PT LOTS 1 & 2 IN
OR 1668/924

O'REILLY AUTOMOTIVE INC
PO BOX 9167
SPRINGFIELD, MO 65801-9167

2025

00-00-31-1800-0302-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 60
Interior Wall	01	MINIMUM 40
Interior Floo	07	CORK/VTILE 60
Interior Floo	03	CONC FINSH 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	00	QUALITY CODE 100
Occupancy	03	

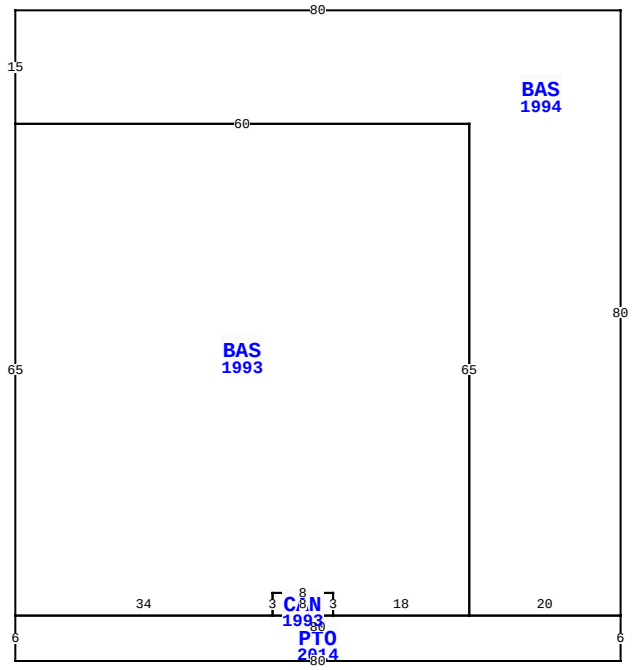
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1095.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,876	100	1993	3,876	318,258
BAS	2,500	100	1994	2,500	205,275
CAN	24	30	1993	7	575
PTO	480	5	2014	24	1,971
TOTALS	6,880			6,407	526,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	6,407	86.5570	120.75	773,645	1973	1995	0	0	0	32.00	68.00

1 RETAILSTOR – 0% - 0 Heated Area: 6376 HX Base Yr



BLD DATE	07/11/2019	KK	LGL DATE
XF DATE	07/11/2019	KK	LAND DATE 04/15/2025 DC
INC DATE			AG DATE

1105 S 8TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	620,362
TOTAL MARKET OB/XF VALUE	14,880
TOTAL LAND VALUE - MARKET	440,000
TOTAL MARKET VALUE	1,075,242
SOH/AGL Deduction	158,373
ASSESSED VALUE	916,869
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	916,869
TOTAL JUST VALUE	1,075,242
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,050,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190005	REROOF	0	03/21/2019
20120905	SET METER	250	05/18/2012
20111081	REMODEL	4,100	07/01/2011
20101809	SIGN	1,450	10/19/2010
20101765	NEW CONSTR	5,500	10/13/2010
20101739	REMODEL	600	10/08/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1668/0924	3/22/2010	WD	Q	I	01	755,700
GRANTOR: MORGAN GAIL W TRUSTEE						
GRANTEE: O'REI LLY AUTOMOTIV						
0966/0520	1/11/2001	WD	Q	I	01	100
GRANTOR: GEIGER CLARENCE E & G						
GRANTEE: GEIGER CLARENCE E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W80 S15BAS=[YR=1993] S65 PTO=[YR=2014] S6E80N6W80$E34CAN=[YR=1993] E8N3W8S3$N3E8S3E18N65W60$E60 S65E20N80$.

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	11,986.00	SF	1.60	1.60	100	1992	1992	3	50	9,589	
2	0810	CONCRETE A	0	0	20	7	140.00	SF	6.50	6.50	100	1973	1973	3	23	209	
3	0402	CONC BUMPE	0	0	0	0	20.00	UT	25.00	25.00	100	1998	1998	3	80	400	
4	0819	CONC 12"	0	0	20	10	200.00	SF	9.50	9.50	100	2010	2010	3	90	1,710	
5	0646	LWN SPRK H	0	0	0	0	8.00	UT	2.00	2.00	100	1998	1998	3	20	3	
6	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1998	1998	3	42	1,063	
7	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1998	1998	3	42	210	
8	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	1998	1998	3	100	200	
9	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2000	2000	3	48	648	
10	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2000	2000	3	48	648	

TOTAL OB/XF 14,680

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	001100	C	STORE 1FLR	0	0003	MU-8	110.00	200.00	22,000.00	SF		1.00	1.00	1.00	20.00	20.00	440,000							

REVIEW DATE 07/11/2019 BY KK Total Acres: 0.00 Total Land Value: 440,000 Market: 0 Agricultural: 0 Common: 440,000 PRINTED 07/30/2025 BY SYS

BLOCK 302 LOT 8 & N 10FT LOT 7
& PT LOTS 1 & 2 IN
OR 1668/924

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	01	MINIMUM 30
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Common Wall		42 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Quality	00	QWIKTY CCTV 100
Occupancy	03	

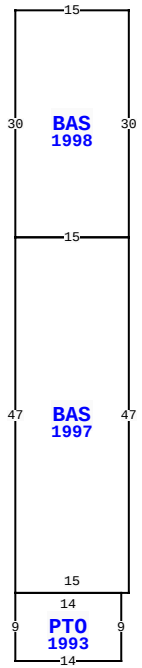
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1095.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	705	100	1997	705	57,252
BAS	450	100	1998	450	36,544
PTO	126	5	1993	6	487
TOTALS	1,281			1,161	94,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,161	80.8542	112.79	130,949	1997	1997	0	0	0	28.00	72.00

2 RETAILSTOR – 0% - 0 Heated Area: 1155 HX Base Yr



1105 S 8TH ST, FERNANDINA BEACH

BLD DATE	07/11/2019	KK	LGL DATE		
XF DATE	07/11/2019	KK	LAND DATE	04/15/2025	DC
INC DATE			AG DATE		

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TOTAL EXEMPTION VALUE	0
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TOTAL JUST VALUE	1,075,242
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,050,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101810	ELEC OTHER	50	10/01/2010
20101652	H/AC	18,000	09/22/2010
20101292	REMODEL	150,740	08/05/2010
20072175	REPAIR/RRF	58,975	12/05/2007
20060536	H/AC	2,000	03/15/2006
20060529	H/AC	6,500	03/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1668/0924	3/22/2010	WD	Q	I	01	755,700
GRANTOR: MORGAN GAIL W TRUSTEE						
GRANTEE: O'REI LLY AUTOMOTIV						
0966/0520	1/11/2001	WD	Q	I	01	100
GRANTOR: GEIGER CLARENCE E & G						
GRANTEE: GEIGER CLARENCE E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W15 S30 BAS=[YR=1997] S47 PTO=[YR=1993]
S9E14N9W14$ E15 N47 W15 $ E15 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
11	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2000	2000	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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 07/11/2019 BY KK Total Acres: 0.00 Total Land Value: 440,000 Market: 0 Agricultural: 0 Common: 440,000 PRINTED 07/30/2025 BY SYS