

BLOCK 308 LOT 8 & N 50' OF 7  
E OF RR & PT LOT 2 BLOCK 185  
INCL PT OF R/W

DRAKUS NICHOLAS L/  
94140 MERLIN DR  
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0308-0080



| BUILDING CHARACTERISTICS                                                                                                                      |                  |                    |                      |              |                      | MARKET ADJUSTMENTS              |                |                |             |                |           |          |             |         |             |                           |            | NASSAU COUNTY PROPERTY      |              |         |      |                         |    |        |           |  |  |         |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------------|----------------------|--------------|----------------------|---------------------------------|----------------|----------------|-------------|----------------|-----------|----------|-------------|---------|-------------|---------------------------|------------|-----------------------------|--------------|---------|------|-------------------------|----|--------|-----------|--|--|---------|--|--|
| ELEMENT                                                                                                                                       | CD               | CONSTRUCTION       | TYPE                 | MDL          | EFF. AREA            | TOT ADJ PTS                     | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB            | ECON      | FNCT     | NORM        | % COND  | PAGE 1 of 2 |                           |            |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| Exterior Wall                                                                                                                                 | 15               | CONC BLOCK 50      | 1602                 | 04           | 2,107                | 85.6454                         | 89.50          | 188,576        | 1950        | 1985           | 0         | 0        | 0           | 43.88   | 56.12       | VALUATION BY STANDARD     |            |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| Exterior Wall                                                                                                                                 | 17               | CB STUCCO 50       | 1 NBHD SHOP - 0% - 0 |              |                      |                                 |                |                |             |                |           |          |             |         |             | Heated Area: 1927         |            |                             | HX Base Yr   |         |      | Tax Group: 8            |    |        | Tax Dist: |  |  | 105,829 |  |  |
| Roof Structur                                                                                                                                 | 04               | WOOD TRUSS 100     |                      |              |                      |                                 |                |                |             |                |           |          |             |         |             | BUILDING MARKET VALUE     |            |                             | 26,668       |         |      |                         |    |        |           |  |  |         |  |  |
| Roof Cover                                                                                                                                    | 12               | MODULAR MT 60      |                      |              |                      |                                 |                |                |             |                |           |          |             |         |             | TOTAL MARKET OB/XF VALUE  |            |                             | 274,500      |         |      |                         |    |        |           |  |  |         |  |  |
| Roof Cover                                                                                                                                    | 02               | ROLL COMP 40       |                      |              |                      |                                 |                |                |             |                |           |          |             |         |             | TOTAL LAND VALUE - MARKET |            |                             | 406,997      |         |      |                         |    |        |           |  |  |         |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 80         |                      |              |                      |                                 |                |                |             |                |           |          |             |         |             | TOTAL MARKET VALUE        |            |                             | 167,987      |         |      |                         |    |        |           |  |  |         |  |  |
| Interior Wall                                                                                                                                 | 01               | MINIMUM 20         |                      |              |                      |                                 |                |                |             |                |           |          |             |         |             | SOH/AGL Deduction         |            |                             | 239,010      |         |      |                         |    |        |           |  |  |         |  |  |
| Interior Floo                                                                                                                                 | 14               | CARPET 70          |                      |              |                      |                                 |                |                |             |                |           |          |             |         |             | ASSESSED VALUE            |            |                             | 0            |         |      |                         |    |        |           |  |  |         |  |  |
| Interior Floo                                                                                                                                 | 11               | CLAY TILE 30       |                      |              |                      |                                 |                |                |             |                |           |          |             |         |             | TOTAL EXEMPTION VALUE     |            |                             | 239,010      |         |      |                         |    |        |           |  |  |         |  |  |
| Ceiling                                                                                                                                       | 03               | PART.FIN. 100      |                      |              |                      |                                 |                |                |             |                |           |          |             |         |             | BASE TAXABLE VALUE        |            |                             | 406,997      |         |      |                         |    |        |           |  |  |         |  |  |
| Air Condition                                                                                                                                 | 02               | WINDOW 100         |                      |              |                      |                                 |                |                |             |                |           |          |             |         |             | TOTAL JUST VALUE          |            |                             | 0            |         |      |                         |    |        |           |  |  |         |  |  |
| Heating Type                                                                                                                                  | 03               | FORCED AIR 100     |                      |              |                      |                                 |                |                |             |                |           |          |             |         |             | NCON VALUE                |            |                             | INCOME VALUE |         |      | PREVIOUS YEAR MKT VALUE |    |        | 366,383   |  |  |         |  |  |
| Fixtures                                                                                                                                      | 03               | 6 100              |                      |              |                      |                                 |                |                |             |                |           |          |             |         |             |                           |            |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| Frame                                                                                                                                         | 03               | MASONRY 100        |                      |              |                      |                                 |                |                |             |                |           |          |             |         |             |                           |            |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| Story Height                                                                                                                                  |                  | 10 100             |                      |              |                      |                                 |                |                |             |                |           |          |             |         |             |                           |            |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| RMS                                                                                                                                           |                  | 6 100              |                      |              |                      |                                 |                |                |             |                |           |          |             |         |             |                           |            |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| Stories                                                                                                                                       | 1.               | 1. 100             |                      |              |                      |                                 |                |                |             |                |           |          |             |         |             |                           |            |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| Units                                                                                                                                         |                  | 0 100              |                      |              |                      |                                 |                |                |             |                |           |          |             |         |             |                           |            |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| QUBS                                                                                                                                          | 08               | QUBS               |                      |              |                      |                                 |                |                |             |                |           |          |             |         |             |                           |            |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| DOR CODE                                                                                                                                      | 1600             | COMMUNITY SHOPPING |                      |              |                      |                                 |                |                |             |                |           |          |             |         |             |                           |            |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| 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                                                                                                                                           | 150              | 100                | 1993                 | 150          | 7,534                |                                 |                |                |             |                |           |          |             |         |             |                           |            |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| BAS                                                                                                                                           | 435              | 100                | 1993                 | 435          | 21,849               |                                 |                |                |             |                |           |          |             |         |             |                           |            |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| BAS                                                                                                                                           | 954              | 100                | 1994                 | 954          | 47,917               |                                 |                |                |             |                |           |          |             |         |             |                           |            |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| CAN                                                                                                                                           | 126              | 30                 | 1993                 | 38           | 1,909                |                                 |                |                |             |                |           |          |             |         |             |                           |            |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| CAN                                                                                                                                           | 132              | 30                 | 1994                 | 40           | 2,009                |                                 |                |                |             |                |           |          |             |         |             |                           |            |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| CLP                                                                                                                                           | 333              | 30                 | 1993                 | 100          | 5,023                |                                 |                |                |             |                |           |          |             |         |             |                           |            |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| FUS                                                                                                                                           | 286              | 100                | 1993                 | 286          | 14,365               |                                 |                |                |             |                |           |          |             |         |             |                           |            |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| SFB                                                                                                                                           | 128              | 80                 | 1999                 | 102          | 5,123                |                                 |                |                |             |                |           |          |             |         |             |                           |            |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| STP                                                                                                                                           | 24               | 10                 | 1994                 | 2            | 100                  |                                 |                |                |             |                |           |          |             |         |             |                           |            |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| TOTALS                                                                                                                                        | 2,568            |                    |                      | 2,107        | 105,829              |                                 |                |                |             |                |           |          |             |         |             |                           |            |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                    |                      |              |                      | 1241 S 8TH ST, FERNANDINA BEACH |                |                |             |                |           |          |             |         |             |                           |            |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| 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      |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| 1                                                                                                                                             | 0803             | ASPHALT C          | 0                    | 0            | 0                    | 0                               | 2,400.00       | SF             | 1.00        | 1.00           | 100       | 1980     | 1980        | 3       | 50          | 1,200                     |            |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| 2                                                                                                                                             | 0810             | CONCRETE A         | 0                    | 0            | 3                    | 31                              | 93.00          | SF             | 3.25        | 3.25           | 100       | 1950     | 1950        | 3       | 20          | 60                        |            |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| 3                                                                                                                                             | 0811             | CONCRETE B         | 0                    | 0            | 0                    | 0                               | 721.00         | SF             | 5.20        | 5.20           | 100       | 1950     | 1950        | 3       | 20          | 750                       |            |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| 4                                                                                                                                             | 0810             | CONCRETE A         | 0                    | 0            | 3                    | 27                              | 81.00          | SF             | 6.50        | 6.50           | 100       | 1950     | 1950        | 3       | 20          | 105                       |            |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| 5                                                                                                                                             | 0730             | LOAD RAMP          | 0                    | 0            | 0                    | 0                               | 1,963.00       | LF             | 4.05        | 4.05           | 100       | 1950     | 1950        | 3       | 50          | 3,975                     |            |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| 6                                                                                                                                             | 0730             | LOAD RAMP          | 0                    | 0            | 5                    | 22                              | 110.00         | LF             | 8.10        | 8.10           | 100       | 1999     | 1999        | 3       | 93          | 829                       |            |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| 7                                                                                                                                             | 0812             | CONCRETE C         | 0                    | 0            | 0                    | 0                               | 1,322.00       | SF             | 4.00        | 4.00           | 100       | 1999     | 1999        | 3       | 75          | 3,966                     |            |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| 8                                                                                                                                             | 0810             | CONCRETE A         | 0                    | 0            | 4                    | 27                              | 108.00         | SF             | 6.50        | 6.50           | 100       | 1999     | 1999        | 3       | 75          | 527                       |            |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| 9                                                                                                                                             | 1241             | WD DECK G          | 0                    | 0            | 4                    | 18                              | 72.00          | UT             | 11.50       | 11.50          | 100       | 1999     | 1999        | 3       | 26          | 215                       |            |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| 10                                                                                                                                            | 0350             | CARPORT WD         | 0                    | 0            | 16                   | 16                              | 256.00         | SF             | 9.36        | 9.36           | 100       | 1999     | 1999        | 3       | 20          | 479                       |            |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |                    |                      |              |                      | TOTAL OB/XF 12,106              |                |                |             |                |           |          |             |         |             |                           |            |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| L N                                                                                                                                           | USE CODE         | CLS                | LAND USE DESCRIPTION | CAP          | R D                  | LOC ZONE                        | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE      | D T       | DPH FACT | % COND      | TOT ADJ | UNIT PRICE  | ADJ UNIT PRICE            | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR         | DENSITY | DECL | FRZ                     | YR | CONSRV |           |  |  |         |  |  |
| 1                                                                                                                                             | 001610           | C                  | SH CTR NHD           | 0            | 0003                 | CI                              | 0.00           | 0.00           | 18,300.00   | SF             |           | 1.00     | 1.00        | 1.00    | 15.00       | 15.00                     | 274,500    |                             |              |         |      |                         |    |        |           |  |  |         |  |  |
| REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 274,500 Market: 0 Agricultural: 0 Common: 274,500 PRINTED 07/30/2025 BY SYS |                  |                    |                      |              |                      |                                 |                |                |             |                |           |          |             |         |             |                           |            |                             |              |         |      |                         |    |        |           |  |  |         |  |  |

**DRAKUS NICHOLAS L/  
94140 MERLIN DR  
FERNANDINA BEACH, FL 32034**

00-00-31-1800-0308-0080

| BUILDING CHARACTERISTICS |  |    |              |  |  |  |  |  |  | MARKET ADJUSTMENTS |     |           |  |             |  |                |  |                |  | NASSAU COUNTY PROPERTY |     |  |      |      |  |    |      |        |  | PAGE 2 of 2       |  |  |  |  |  |  |  |  |  | 8 |
|--------------------------|--|----|--------------|--|--|--|--|--|--|--------------------|-----|-----------|--|-------------|--|----------------|--|----------------|--|------------------------|-----|--|------|------|--|----|------|--------|--|-------------------|--|--|--|--|--|--|--|--|--|---|
| ELEMENT                  |  | CD | CONSTRUCTION |  |  |  |  |  |  | TYPE               | MDL | EFF. AREA |  | TOT ADJ PTS |  | EFF. BASE RATE |  | REPL. COST NEW |  | AYB                    | EYB |  | ECON | FNCT |  |    | NORM | % COND |  | VALUATION SUMMARY |  |  |  |  |  |  |  |  |  |   |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |  |      |      |  |    |      |        |  |                   |  |  |  |  |  |  |  |  |  |   |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |  |      |      |  |    |      |        |  |                   |  |  |  |  |  |  |  |  |  |   |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |  |      |      |  |    |      |        |  |                   |  |  |  |  |  |  |  |  |  |   |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |  |      |      |  |    |      |        |  |                   |  |  |  |  |  |  |  |  |  |   |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |  |      |      |  |    |      |        |  |                   |  |  |  |  |  |  |  |  |  |   |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |  |      |      |  |    |      |        |  |                   |  |  |  |  |  |  |  |  |  |   |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |  |      |      |  |    |      |        |  |                   |  |  |  |  |  |  |  |  |  |   |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |  |      |      |  |    |      |        |  |                   |  |  |  |  |  |  |  |  |  |   |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |  |      |      |  |    |      |        |  |                   |  |  |  |  |  |  |  |  |  |   |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |  |      |      |  |    |      |        |  |                   |  |  |  |  |  |  |  |  |  |   |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |  |      |      |  |    |      |        |  |                   |  |  |  |  |  |  |  |  |  |   |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |  |      |      |  |    |      |        |  |                   |  |  |  |  |  |  |  |  |  |   |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |  |      |      |  |    |      |        |  |                   |  |  |  |  |  |  |  |  |  |   |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |  |      |      |  |    |      |        |  |                   |  |  |  |  |  |  |  |  |  |   |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |  |      |      |  |    |      |        |  |                   |  |  |  |  |  |  |  |  |  |   |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |  |      |      |  |    |      |        |  |                   |  |  |  |  |  |  |  |  |  |   |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |  |      |      |  |    |      |        |  |                   |  |  |  |  |  |  |  |  |  |   |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |  |      |      |  |    |      |        |  |                   |  |  |  |  |  |  |  |  |  |   |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |  |      |      |  |    |      |        |  |                   |  |  |  |  |  |  |  |  |  |   |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |  |      |      |  |    |      |        |  |                   |  |  |  |  |  |  |  |  |  |   |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |  |      |      |  |    |      |        |  |                   |  |  |  |  |  |  |  |  |  |   |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |  |      |      |  |    |      |        |  |                   |  |  |  |  |  |  |  |  |  |   |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |  |      |      |  |    |      |        |  |                   |  |  |  |  |  |  |  |  |  |   |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |  |      |      |  |    |      |        |  |                   |  |  |  |  |  |  |  |  |  |   |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |  |      |      |  |    |      |        |  |                   |  |  |  |  |  |  |  |  |  |   |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |  |      |      |  |    |      |        |  |                   |  |  |  |  |  |  |  |  |  |   |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |  |      |      |  |    |      |        |  |                   |  |  |  |  |  |  |  |  |  |   |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |  |      |      |  |    |      |        |  |                   |  |  |  |  |  |  |  |  |  |   |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |  |      |      |  |    |      |        |  |                   |  |  |  |  |  |  |  |  |  |   |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |  |      |      |  |    |      |        |  |                   |  |  |  |  |  |  |  |  |  |   |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |  |      |      |  |    |      |        |  |                   |  |  |  |  |  |  |  |  |  |   |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |  |      |      |  | </ |      |        |  |                   |  |  |  |  |  |  |  |  |  |   |