

HAYES CHARLES M III & SUZAN PAMELA
1963 S 8TH ST STE B
FERNANDINA BEACH, FL 32034

00-00-30-0120-0007-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																			
Exterior Wall	30	VINYL 60	1701	04	1,803	95.6970	142.83	257,522	1943	1980	0	0	0	72.00	28.00																																		
Roof Structure	04	WOOD TRUSS 100	1 OFFICE 0% - 0													Heated Area: 1707 HX Base Yr																																	
Roof Cover	03	COMP SHNGL 100	73													27																																	
Interior Wall	05	DRYWALL 100	21													6																																	
Interior Floor	13	LVT/LAMNT 50	44													6																																	
Interior Floor	14	CARPET 50	31													4																																	
Ceiling	02	F.NOT SUS 100	6													14																																	
Air Condition	03	CENTRAL 100	29													4																																	
Heating Type	04	AIR DUCTED 100	4													4																																	
Fixtures	6	100	4													4																																	
Frame	02	WOOD FRAME 100	4													4																																	
Story Height	9	100	4													4																																	
RMS	6	100	4													4																																	
Stories	1.	1. 100	4													4																																	
Units	0	100	4													4																																	
BUD8 Adjustme	05	DIST 1A 100	4													4																																	
Occupancy	00	OWNER OCC 100	4													4																																	
Quality	03	Quality Level 03	4													4																																	
DOR CODE	1700	OFFICE BUILDINGS	4													4																																	
MAP NUM		MKT AREA	02													4																																	
NEIGHBORHOOD/LOC	2004.00														4																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAS	1,707	100	1993	1,707	68,267																																												
CAN	320	30	1994	96	3,839																																												
TOTALS					2,027			1,803	72,106	1963 S 8TH ST, FERNANDINA BEACH										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										05/07/2026 DC									
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																																	
1	0803	ASPHALT C	0	0	0	5,229.00	SF	2.00	2.00	100	1980	1980	3	50	5,229																																		
2	0810	CONCRETE A	0	0	0	58.00	SF	6.50	6.50	100	1980	1980	3	29	109																																		
3	0446	BOX FNC 6'	0	0	0	129.00	LF	20.00	20.00	100	1987	1987	3	20	516																																		
4	1242	WD DECK A	0	0	9	36.00	SF	10.00	10.00	100	2013	2013	3	50	180																																		
5	0446	BOX FNC 6'	0	0	0	11.00	LF	20.00	20.00	100	2017	2017	3	70	154																																		
6	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	89	267																																		