LOT 8 & S 75 FT OF 9
BEING "PARCEL 1"
IN OR 2210/1043

MATELDA INC/
12122 CEDAR TRACE DR SOUTH
JACKSONVILLE, FL 32246

2026

00-00-30-0120-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

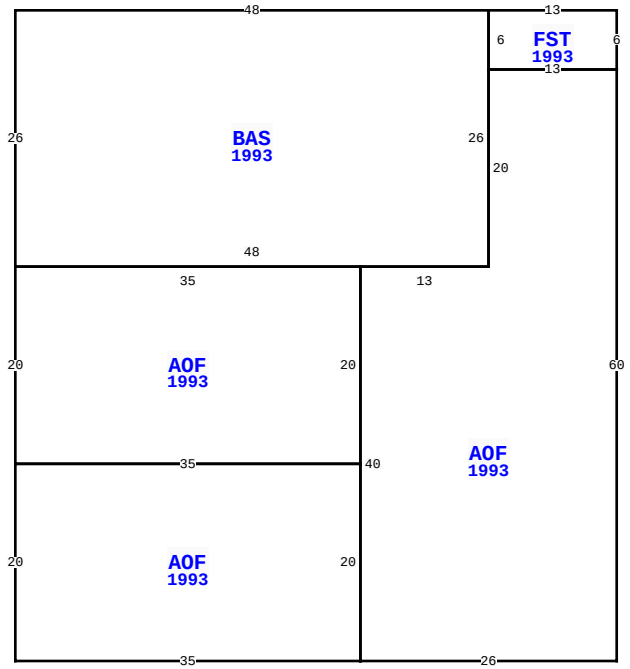
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 70
Interior Wall	05	DRYWALL 30
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		4 100
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	1100	STORES, 1 STORY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	700	100	1993	700	36,685
AOF	700	100	1993	700	36,685
AOF	1,300	100	1993	1,300	68,129
BAS	1,248	100	1993	1,248	65,404
FST	78	50	1993	39	2,044
TOTALS	4,026			3,987	208,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	3,987	64.9724	96.16	383,390	1937	1990	0	0	0	45.50	54.50

1 RETAILSTOR 0% - 0 Heated Area: 3948 HX Base Yr



1951 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	208,948
TOTAL MARKET OB/XF VALUE	4,008
TOTAL LAND VALUE - MARKET	393,100
TOTAL MARKET VALUE	606,056
SOH/AGL Deduction	151,763
ASSESSED VALUE	454,293
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	454,293
TOTAL JUST VALUE	606,056
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	504,844

OLD CC & ASPHALT NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
260005623	BOX SIGN CANOPY C	2,100	05/27/2026
CO260003727			04/08/2026
B260001622	C BDOT 502	300,000	02/17/2026
20005665	REMODEL	186,429	08/31/2020
6151	REMODEL	9,500	12/05/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2355/1383	4/02/2020	MS	U	I	11	0
GRANTOR: FERNANDINA FOOD MART						
GRANTEE: MATELDA INC						
2210/1043	7/16/2018	TD	Q	I	05	435,000
GRANTOR: ESTATE TAX SHELTERED						
GRANTEE: FERNANDINA FOOD MAR						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W13 BAS=[YR=1993] W48 S26 AOF=[YR=1993] S20 AOF=[YR=1993] S20 E35 AOF=[YR=1993] E26 N60 W13 S20 W13 S40$ N20 W35$ E35 N20 W35$ E48 N26$ S6 E13 N6$.

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	0810	CONCRETE A	0	0	83	4	332.00	SF	6.50	6.50	100	1974	1974	3	23	496	
2	0802	ASPHALT B	0	0	0	0	801.00	SF	2.40	2.40	100	1974	1974	3	50	961	
3	0803	ASPHALT C	0	0	0	0	1,979.00	SF	2.00	2.00	100	2000	2000	3	50	1,979	
4	0810	CONCRETE A	0	0	3	3	9.00	SF	6.50	6.50	100	2000	2000	3	75	44	
5	0402	CONC BUMPE	0	0	0	0	22.00	UT	25.00	25.00	100	2015	2015	3	96	528	

LAND DESCRIPTION

TOTAL OB/XF 4,008

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	CI	175.00	105.00	19,655.00	SF		1.00	1.00	1.00	20.00	20.00	393,100							

REVIEW DATE 06/02/2026 BY TD Total Acres: 0.45 Total Land Value: 393,100 Market: 0 Agricultural: 0 Common: 393,100 PRINTED 07/09/2026 BY SYS