LOT 12
IN OR 1299/1161
ASKINS FIVE POINTS PB 0/58

PLANTATION CAR WASH INC
PO BOX 15068
FERNANDINA BEACH, FL 32035

2026

00-00-30-0120-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 50
Exterior Wall	29	NONE 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 50
Interior Wall	07	NONE 50
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		1 100
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	2610	CAR WASH	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100	1993	200	7,805
BAS	320	100	1993	320	12,488
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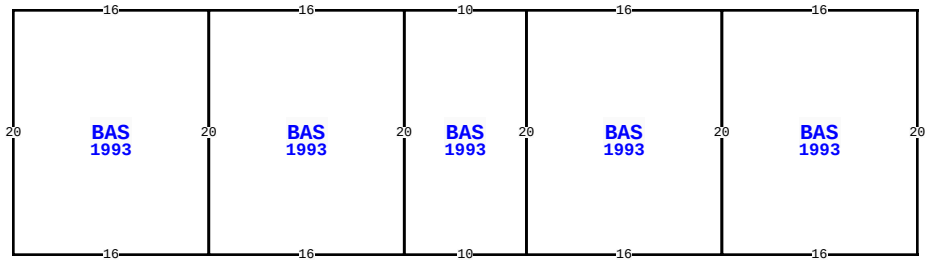
TOTALS	1,480			1,480	57,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2604	04	1,480	57.8602	52.07	77,064	1983	1983	0	0	0	25.05	74.95

1 CAR/W SELF 0% - 0 Heated Area: 1480 HX Base Yr



1921 S 8TH ST, FERNANDINA BEACH

BLD DATE	07/23/2018	KK	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	57,759
TOTAL MARKET OB/XF VALUE	26,765
TOTAL LAND VALUE - MARKET	249,900
TOTAL MARKET VALUE	334,424
SOH/AGL Deduction	72,469
ASSESSED VALUE	261,955
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,955
TOTAL JUST VALUE	334,424
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/1161	3/03/2005	WD	U	I	19	175,000
GRANTOR: LANIER A LARRY						
GRANTEE: PLANTATION CAR WASH						
0489/0762	5/01/1986	WD	U	I		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 BAS=[YR=1993] W16 BAS=[YR=1993] W10
BAS=[YR=1993] W16 BAS=[YR=1993] W16 S20 E16 N20 $ S20 E16
N20 $ S20 E10 N20 $ S20 E16 N20 $ S20 E16 N20 $.

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	0812	CONCRETE C	0	0	0	0	10,160.00	SF	4.00	4.00	100	1983	1983	3	35	14,224	
2	0443	STK FNC 6'	0	0	0	0	116.00	LF	10.00	10.00	100	2006	2006	3	22	255	
3	1127	BRICK 8"	0	0	0	0	178.00	SF	11.00	11.00	100	1983	1983	3	75	1,469	
4	1100	VAC SYSTEM	0	0	0	0	6.00	UT	800.00	800.00	100	1990	1990	3	20	960	
5	0978	SECURTY LT	0	0	0	0	22.00	UT	450.00	450.00	100	1990	1990	3	26	2,574	
6	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2005	2005	3	61	6,173	
7	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2005	2005	3	61	610	
8	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	1985	1985	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 26,765

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	002500	C	SRVC SHOPS	0	0003	CI	100.00	105.00	12,495.00	SF		1.00	1.00	1.00	20.00	20.00	249,900							

REVIEW DATE 06/02/2026 BY TD Total Acres: 0.29 Total Land Value: 249,900 Market: 0 Agricultural: 0 Common: 249,900 PRINTED 07/09/2026 BY SYS