LOT 14
ASKINS FIVE POINTS PB O/58

HARTLEY INVESTMENT GROUP LLC
1885 S 8TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-30-0120-0014-0000

BUILDING CHARACTERISTICS

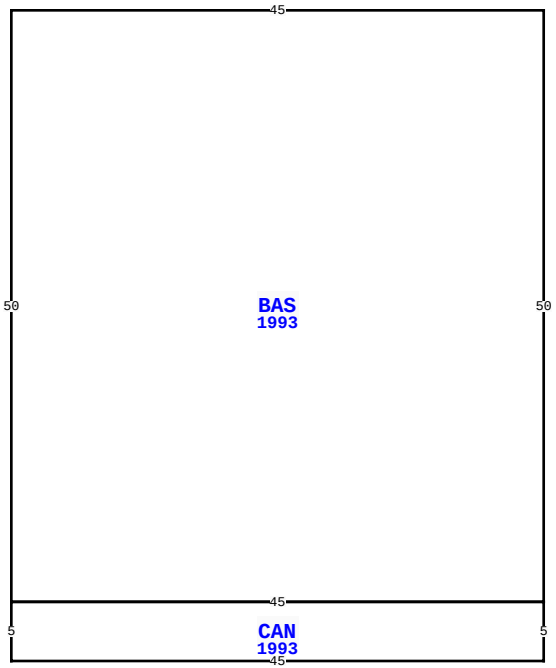
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	05	STEEL 100
Story Height		10 100
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	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
BAS	2,250	100	1993	2,250	207,826
CAN	225	30	1993	68	6,281
TOTALS	2,475			2,318	214,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,318	94.5630	139.95	324,404	1988	1995	0	0	0	34.00	66.00

1 RETAILSTOR 0% - 2026 Heated Area: 2250 HX Base Yr



1891 S 8TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	214,107
TOTAL MARKET OB/XF VALUE	8,840
TOTAL LAND VALUE - MARKET	248,980
TOTAL MARKET VALUE	471,927
SOH/AGL Deduction	0
ASSESSED VALUE	471,927
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	471,927
TOTAL JUST VALUE	471,927
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	403,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1529452	MATTRESS PLUS SIG	0	06/01/2015
4552	N/A	1,450	09/25/1987
4369	N/A	57,500	06/16/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2838/492	12/30/2025	WD	Q	I	01	550,000
GRANTOR: BIRMINGHAM BARBARA						
GRANTEE: HARTLEY INVESTMENT						
2439/1731	3/05/2021	WD	Q	I	01	324,000
GRANTOR: HERNANDEZ SYLVIE A						
GRANTEE: BIMINGHAM BARBARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 S50 CAN=[YR=1993] S5 E45 N5 W45$ E45 N50$.

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	3,506.00	SF	2.00	2.00	100	2010	2010	3	62	4,347	
2	0810	CONCRETE A	0	0	20	13	260.00	SF	6.50	6.50	100	2010	2010	3	89	1,504	
3	0476	VF 6 SBPL	0	0	0	0	50.00	LF	32.00	32.00	100	2025	2019		92	1,472	
4	0476	VF 6 SBPL	0	0	0	0	40.00	LF	32.00	32.00	100	2025	2022		96	1,229	
5	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2025	2022		96	288	

LAND DESCRIPTION

TOTAL OB/XF 8,840

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	0.00	105.00	12,449.00	SF		1.00	1.00	1.00	20.00	20.00	248,980							

REVIEW DATE 11/04/2024 BY KWA Total Acres: 0.29 Total Land Value: 248,980 Market: 0 Agricultural: 0 Common: 248,980 PRINTED 07/09/2026 BY SYS