

LOT 27 & PT LOT 28 IN
OR 2833/1481
ASKINS FIVE POINTS PBK 0/58

1743 SOUTH 8TH STREET LAND TRUST/INDIANWD1 LLC TRU
1820 FOREST AVENUE
NEPTUNE BEACH, FL 32266

2026

00-00-30-0120-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	5	100
Frame	05	STEEL 100
Story Height		13 100
RMS		3 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2004.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	1999	2,280	276,990
CAN	375	30	1999	112	13,606
PTO	75	5	1999	4	486
SFB	720	80	1999	576	69,976

TOTALS	3,450			2,972	361,058
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EXTRA FEATURES		
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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	0812	CONCRETE C	0	0	0	0	5,776.00	SF	4.00	4.00	100	1999	1999	3	73	16,866	
2	0400	CONC CURB	0	0	0	0	24.00	LF	15.00	15.00	100	1999	1999	3	80	288	
3	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	1999	1999	3	80	180	
4	0422	CL FNC 4'	0	0	0	0	116.00	LF	15.00	15.00	100	1999	1999	3	42	731	
5	0097	AWNING CN	0	0	0	0	7.00	SF	65.00	65.00	100	2005	2005	3	40	182	
6	0422	CL FNC 4'	0	0	0	0	36.00	LF	15.00	15.00	100	2011	2011	3	76	410	
7	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2005	2005	3	61	275	
8	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	1999	1999	3	20	80	

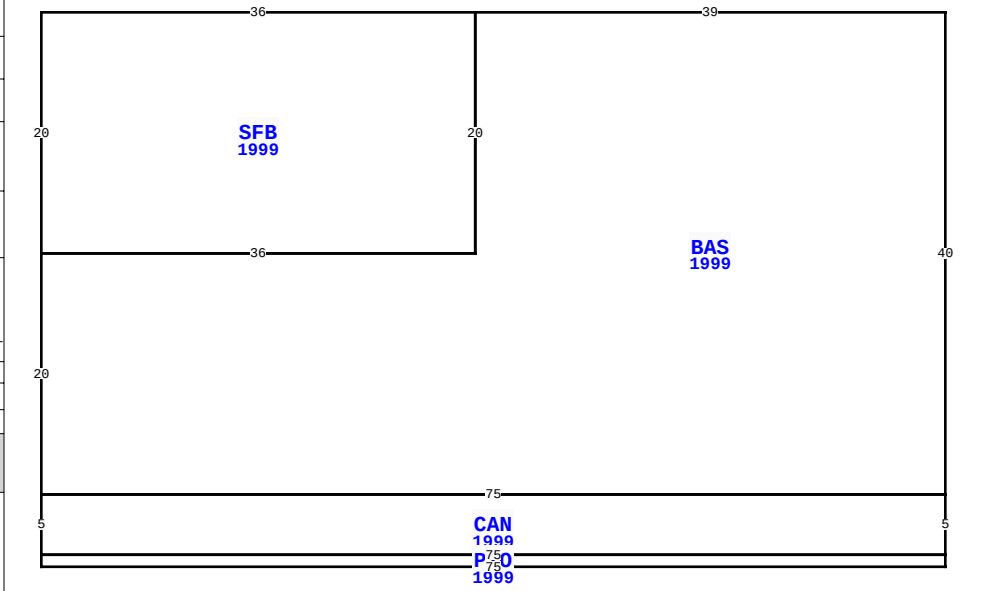
LAND DESCRIPTION		
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001100	C	STORE 1FLR	0	0003	CI	150.00	103.00	18,296.00	SF		1.00	1.00	1.00	20.00	20.00	365,920							

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	2,972	112.4448	166.42	494,600	1999	1999	0	0	27.00	73.00

1 RETAILSTOR	0%	- 2026	Heated Area: 2856	HX Base Yr
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		361,058
TOTAL MARKET OB/XF VALUE		19,012
TOTAL LAND VALUE - MARKET		365,920
TOTAL MARKET VALUE		745,990
SOH/AGL Deduction		0
ASSESSED VALUE		745,990
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		745,990
TOTAL JUST VALUE		745,990
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		643,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0209619	REMODEL	500	05/03/2002
B9906163	NEW CONSTR	20,000	06/23/1999
E99-6000	H/AC	1,500	06/23/1999
M99-3832	H/AC	3,065	06/23/1999
M993625	H/AC	3,925	03/09/1999
B995770	NEW CONSTR	144,562	02/08/1999

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / CD
2833/1481	11/25/2025	WD U	I 11
GRANTOR: PALMER JOHN A & JANET			
GRANTEE: 1743 SOUTH 8TH STRE			
0836/0153	6/03/1998	WD Q	V
GRANTOR: CARMAN HATTIE M & FRE			
GRANTEE: PALMER JOHN A & JAN			

BUILDING NOTES			
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BUILDING DIMENSIONS

BAS=[YR=1999] W39 SFB=[YR=1999] W36 S20 E36 N20\$ S20 W36 S20 CAN=[YR=1999] S5 PTO=[YR=1999] S1 E75 N1 W75\$ E75 N5 W75\$ E75 N40\$.