LOTS 28 THRU 32
IN OR 1535/1891
SUB OF SEC 30 R/P OF LOT 11

Z-BUCK LLC
406 SW CENTRAL AVE
JASPER, FL 32052

2026

00-00-30-0680-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

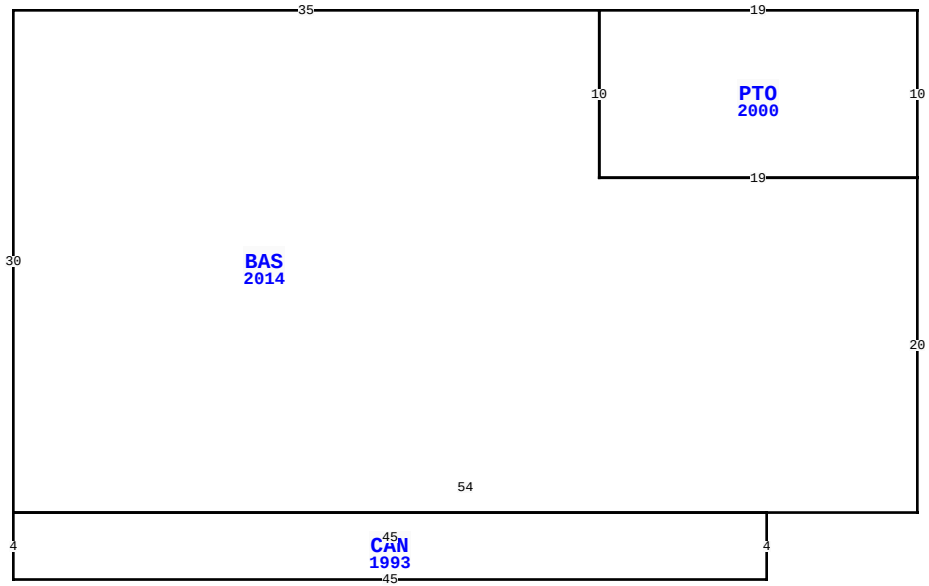
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	05	AVERAGE 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
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	1,430	100	2014	1,430	47,619
CAN	180	30	1993	54	1,798
PTO	190	5	2000	10	333
TOTALS	1,800			1,494	49,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,494	106.2432	158.57	236,904	1961	1975	0	0	0	79.00	21.00

1 OFFICE 0% - 0 Heated Area: 1430 HX Base Yr



1721 S 8TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	49,750
TOTAL MARKET OB/XF VALUE	28,391
TOTAL LAND VALUE - MARKET	591,600
TOTAL MARKET VALUE	669,741
SOH/AGL Deduction	292,289
ASSESSED VALUE	377,452
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	377,452
TOTAL JUST VALUE	669,741
NCON VALUE	17,405
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	504,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
260004844	WALL SIGN / SELF	1,400	05/05/2026
B260004076	BLDG DEMO	1,100	04/16/2026
R1615412	REPAIR/RRF	4,800	10/01/2016
P1518623	PARTIAL DEMO	0	08/01/2015
B1429674	DEMOLITION	1,000	12/31/2014
R1414211	REPAIR/RRF	2,400	12/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1535/1891	11/15/2007	WD	U	I	19	100
GRANTOR: CORBETT ZELMA CASSIN						
GRANTEE: Z-BUCK LLC						
0869/1690	2/26/1999	WD	Q	I		122,000
GRANTOR: WEBB ALMA B						
GRANTEE: CORBETT ZELMA CASSI						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2000] W19BAS=[YR=2014] W35S30 CAN=[YR=1993]
S4E45N4W45$E54N20W19 N10$S10E19N10$.

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	3,350.00	SF	4.00	4.00	100	2000	2000	3	75	10,050	
2	0400	CONC CURB	0	0	0	0	70.00	LF	15.00	15.00	100	2000	2000	3	81	851	
3	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2000	2000	3	81	41	
5	0443	STK FNC 6'	0	0	8	0	8.00	LF	10.00	10.00	100	2014	2014	3	55	44	
6	0680	POLE SHED	0	0	10	10	100.00	SF	10.00	10.00	100	2026	2022		93	930	
7	0855	CONC PAVER	0	0	0	0	650.00	SF	10.00	10.00	100	2026	2022		99	6,435	
8	0680	POLE SHED	0	0	18	10	180.00	SF	10.00	10.00	100	2026	2022		93	1,674	
9	0855	CONC PAVER	0	0	0	0	120.00	SF	10.00	10.00	100	2026	2023		99	1,188	
10	0855	CONC PAVER	0	0	0	0	450.00	SF	10.00	10.00	100	2026	2023		99	4,455	
11	0855	CONC PAVER	0	0	0	0	275.00	SF	10.00	10.00	100	2026	2023		99	2,723	

TOTAL OB/XF 28,391

LAND DESCRIPTION

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	001700	C	1STORY OFF	0	0003	CI	250.00	100.00	29,580.00	SF		1.00	1.00	1.00	20.00	20.00	591,600							

REVIEW DATE 04/04/2025 BY KWA Total Acres: 0.00 Total Land Value: 591,600 Market: 0 Agricultural: 0 Common: 591,600 PRINTED 07/09/2026 BY SYS