PT OF W1/2 OF LOT 29 (S-4)
IN OR 2621/1609
ANNEXED INTO CITY LIMITS PER

MOONEY WILLIAM
1854 S 8TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-30-0800-0029-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	819,584
TOTAL MARKET VALUE	819,584
SOH/AGL Deduction	354,726
ASSESSED VALUE	464,858
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	464,858
TOTAL JUST VALUE	819,584
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	614,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/1609	2/20/2023	SW	Q	V	01	400,000
GRANTOR: JACKSONVILLE SDI LLC						
GRANTEE: MOONEY WILLIAM						
1515/1711	7/31/2007	WD	Q	V		673,900
GRANTOR: CASTLEBERRY INVESTMEN						
GRANTEE: JACKSONVILLE SDI LL						

S 8TH ST, FERNANDINA BEACH

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

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	0		C-2	0.00	0.00	51,224.00	SF		1.00	1.00	0.80	20.00	16.00	819,584							

REVIEW DATE 06/02/2026 BY TD Total Acres: 0.00 Total Land Value: 819,584 Market: 0 Agricultural: 0 Common: 819,584 PRINTED 07/09/2026 BY SYS