BLOCK 28 E33 FT OF LOT 16
IN OR 2189/1118
CITY OF FDNA BEACH

WILSON CHERYL M & MARK L
508 S ASH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0028-0161

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

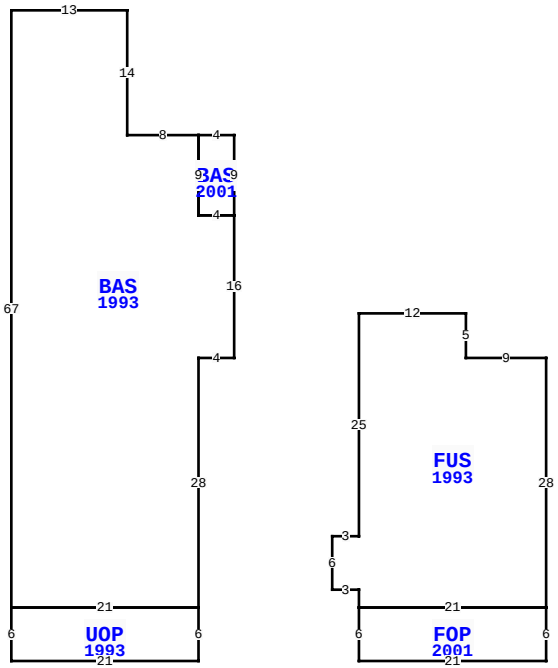
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,359	100	1993	1,359	310,506
BAS	36	100	2001	36	8,226
FOP	126	30	2001	38	8,682
FUS	666	100	1993	666	152,169
UOP	126	20	1993	25	5,712
TOTALS	2,313			2,124	485,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0500	01	2,124	125.1264	207.71	441,176	1912	1912	0	0	110	50.00	110.00

1 SFR CUST 0% - 0 Heated Area: 2061 HX Base Yr



508 ASH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	485,294
TOTAL MARKET OB/XF VALUE	6,761
TOTAL LAND VALUE - MARKET	181,500
TOTAL MARKET VALUE	673,555
SOH/AGL Deduction	0
ASSESSED VALUE	673,555
TOTAL EXEMPTION VALUE	HI 0
BASE TAXABLE VALUE	673,555
TOTAL JUST VALUE	673,555
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	649,200

FERNANDINA FOSSILS & CO. (FOSSIL + MUSEUM): AS OF

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0033	SIGNS FOR OUR NEW	0	10/29/2024
BLDC-2024-0	INSTALLATION OF A	3,969	10/17/2024
20010052	REROOF	2,000	01/17/2001
2004522	ALTER A/C & HEAT	0	12/13/2000
2004523	200 AMP METER	0	12/13/2000
2004337	ADD & RENOVTE POR	12,500	11/14/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2189/1118	4/10/2018	WD	Q	I	01	480,000
GRANTOR: SANTOMERO JOE A & JAN						
GRANTEE: WILSON CHERYL M & M						
1579/1877	8/04/2008	WD	Q	I	01	100
GRANTOR: MACELHENNEY JANE B &						
GRANTEE: SANTOMERO JOE A L/E						

BUILDING NOTES

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1912	1912	3	20	700	
2	1242	WD DECK A	0	0	11	3	33.00	SF	10.00	10.00	100	2001	2001	3	20	66	
3	1242	WD DECK A	0	0	0	0	336.00	SF	10.00	10.00	100	2001	2001	3	20	672	
4	0825	BRICK	0	0	35	9	315.00	SF	12.50	12.50	100	2001	2001	3	93	3,662	
5	0825	BRICK	0	0	5	4	20.00	SF	12.50	12.50	100	2001	2001	3	93	233	
6	1076	TRELLIS A	0	0	28	8	224.00	SF	7.50	7.50	100	2001	2001	3	85	1,428	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-4,0] W8 N14 W13 S67 E21 N28 E4 N16 W4 N9 $
FUS=[YR=1993;ORIG=14,20] E12 S5 E9 S28 W21 N2 W3 N6 E3 N25 $
UOP=[YR=1993;ORIG=-25,53] S6 E21 N6 W21 $
FOP=[YR=2001;ORIG=35,53] S6 W21 N6 E21 $
BAS=[YR=2001;ORIG=0,0] W4 S9 E4 N9 $
PTR=[ORIG=0,0] E15 W15 $
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LAND DESCRIPTION

TOTAL OB/XF 6,761

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	C-3	33.00	100.00	3,300.00	SF		1.00	1.00	1.00	55.00	55.00	181,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.08 Total Land Value: 181,500 Market: 0 Agricultural: 0 Common: 181,500 PRINTED 07/09/2026 BY SYS