

REVIEW DATE	02/27/2025	BY	KW	Total Acres: 0.00	Total Land Value: 450,000	Market: 0	Agricultural: 0	Common: 450,000	PRINTED 07/09/2026 BY SYS
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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	CB STUCCO 100			
Roof Structur	04	WOOD TRUSS 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 100			
Ceiling	01	FIN.SUSPD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		3 100			
Frame	03	MASONRY 100			
Story Height		8 100			
RMS		4 100			
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			01
NEIGHBORHOOD/LOC	1005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	1997	900	88,855
TOTALS	900			900	88,855

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1701	04	900	94.5000	141.04	126,936	1997	1997	0	0	0	30.00	70.00	
2 OFFICE		0% - 0		Heated Area: 900				HX Base Yr					
BAS 1997													
219 S 8TH ST, FERNANDINA BEACH													
BLD DATE		02/27/2025		KW		LGL DATE							
YE DATE		02/27/2025		KW		LAND DATE		04/15/2025		MLU			
INC DATE													

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					177,096				
TOTAL MARKET OB/XF VALUE					3,584				
TOTAL LAND VALUE - MARKET					450,000				
TOTAL MARKET VALUE					630,680				
SOH/AGL Deduction					131,017				
ASSESSED VALUE					499,663				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					499,663				
TOTAL JUST VALUE					630,680				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					626,522				