BLOCK 41 LOT S 1/2 OF 6
CITY OF FDNA BEACH

DOSTERMAN LLC
1408 SOUTH PIKE LN
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1800-0041-0062**

## 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 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

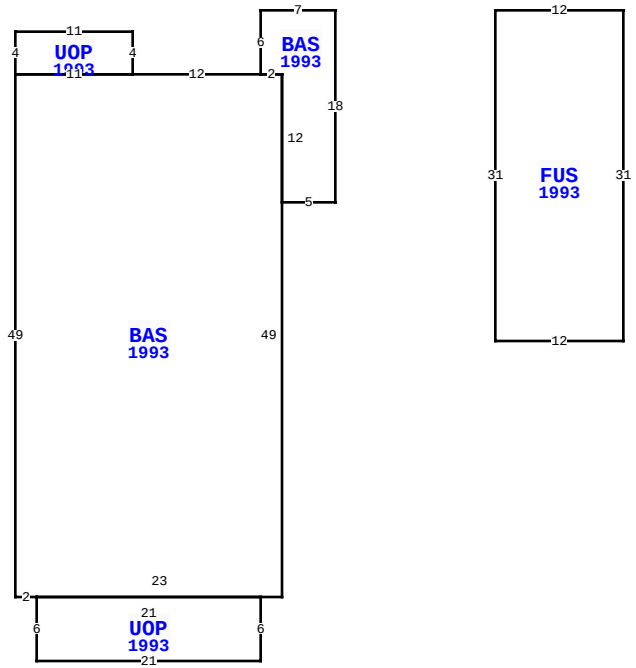
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 102 | 100 | 1993 | 102 | 13,647 |
| BAS | 1,225 | 100 | 1993 | 1,225 | 163,890 |
| FUS | 372 | 100 | 1993 | 372 | 49,769 |
| UOP | 44 | 20 | 1993 | 9 | 1,204 |
| UOP | 126 | 20 | 1993 | 25 | 3,345 |
| TOTALS | 1,869 | | | 1,733 | 231,854 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,733 | 110.0000 | 152.90 | 264,976 | 1900 | 2000 | 0 | 0 | 0 | 12.50 | 87.50 |

1 SNGL FAM 0% - 2026 Heated Area: 1699 HX Base Yr




121 S 8TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 231,854 |
| TOTAL MARKET OB/XF VALUE | 453 |
| TOTAL LAND VALUE - MARKET | 225,000 |
| TOTAL MARKET VALUE | 457,307 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 457,307 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 457,307 |
| TOTAL JUST VALUE | 457,307 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 361,758 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20222263 | REMODEL | 0 | 06/27/2022 |
| B8797 | REPAIR/RRF | 45,000 | 01/23/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2787/1316 | 5/01/2025 | WD | Q | I | 01 | 490,000 |
| GRANTOR: ESTUARIO LLC | | | | | | |
| GRANTEE: DOSTERMAN LLC | | | | | | |
| 2433/0679 | 1/29/2021 | WD | Q | I | 01 | 240,000 |
| GRANTOR: FREEMAN JESSIE MAE | | | | | | |
| GRANTEE: ESTUARIO LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-7,6] W12 W11 S49 E2 E23 N49 W2 $
FUS=[YR=1993;ORIG=15,0] E12 S31 W12 N31 $
UOP=[YR=1993;ORIG=-28,55] S6 E21 N6 W21 $
BAS=[YR=1993;ORIG=0,0] W7 S6 E2 S12 E5 N18 $
UOP=[YR=1993;ORIG=-19,6] N4 W11 S4 E11 $
PTR=[ORIG=0,0] E15 W15 $
.

## 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 | 0504 | FP-ELECTRI | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1910 | 1910 | 3 | 20 | 400 | |
| 2 | 0819 | CONC 12" | 0 | 0 | 7 | 4 | 28.00 | SF | 9.50 | 9.50 | 100 | 1960 | 1960 | 3 | 20 | 53 | |

## LAND DESCRIPTION

TOTAL OB/XF 453

| 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 | 000100 | C | RES | 0 | 0003 | C-3 | 50.00 | 100.00 | 5,000.00 | SF | | 1.00 | 1.00 | 1.00 | 45.00 | 45.00 | 225,000 | | | | | | | |

REVIEW DATE 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/09/2026 BY SYS