

BLOCK 42 LOT S3/4 OF 7
(LESS 12X25) ON W SIDE
IN OR 2081/556

FERNANDINA BEACH CYCLING & FITNESS CENTER INC/
11 S 8TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0042-0070



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	PAGE 1 of 1 2															
Exterior Wall	15	CONC BLOCK 100	1101	04	2,537	90.4800	133.91	339,730	1961	1961	0	0	35	50.00	15.00	VALUATION BY STANDARD															
Roof Structur	01	FLAT 100	1 RETAILSTOR 0% - 0													Heated Area: 2485															
Roof Cover	04	BUILT-UP 100														HX Base Yr															
Interior Wall	03	PLASTER 100																													
Interior Floo	10	TERRAZZO 100																													
Ceiling	01	FIN.SUSPD 100																													
Air Condition	02	WINDOW 100																													
Heating Type	02	CONVECTION 100																													
Fixtures	4	100																													
Frame	03	MASONRY 100																													
Story Height	12	100																													
RMS	2	100																													
Stories	1.	1. 100																													
Units	0	100																													
BUD8 Adjustme	02	DIST FB 100																													
Occupancy	00	OWNER OCC 100																													
Quality	03	Quality Level 03																													
DOR CODE	1100	STORES, 1 STORY																													
MAP NUM		MKT AREA	01																												
NEIGHBORHOOD/LOC	000																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,925	100	1993	1,925	38,667																										
CAN	175	30	1993	52	1,044																										
SFB	700	80	1993	560	11,249																										
TOTALS	2,800			2,537	50,960																										
EXTRA FEATURES						11 S 8TH ST, FERNANDINA BEACH																									
L N	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	0810	CONCRETE A	0	0	35	8	280.00	SF	6.50	6.50	100	1961	1961	3	20	364															
2	0803	ASPHALT C	0	0	0	0	1,680.00	SF	2.00	2.00	100	2000	2000	3	50	1,680															
3	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2000	2000	3	20	80															
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	75.00	100.00	7,500.00	SF		1.00	1.00	1.00	60.00	60.00	450,000														
REVIEW DATE 05/13/2023 BY REA Total Acres: 0.17 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/09/2026 BY SYS																															