BLOCK 129 LOT 2
IN OR 1882/271
CITY OF FDNA BEACH

NATCO USA INC
PO BOX 15848
FERNANDINA BEACH, FL 32035

**2026**

**00-00-31-1800-0129-0020**

## BUILDING CHARACTERISTICS

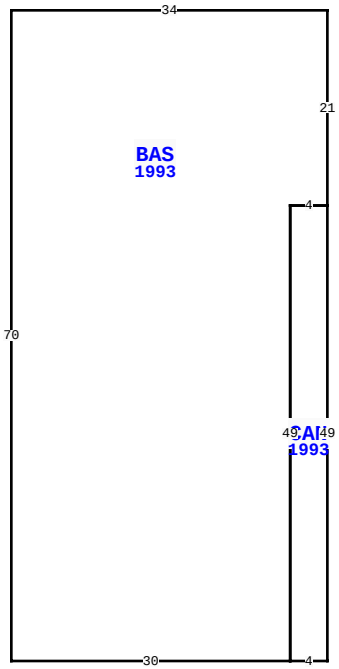
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 7 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| RMS | | 5 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | OO | OWNER OCC 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 1700 | OFFICE BUILDINGS |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1095.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,184 | 100 | 1993 | 2,184 | 199,111 |
| CAN | 196 | 30 | 1993 | 59 | 5,379 |
| TOTALS | 2,380 | | | 2,243 | 204,490 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1701 | 04 | 2,243 | 95.4450 | 142.45 | 319,515 | 1984 | 1994 | 0 | 0 | 0 | 36.00 | 64.00 |

1 OFFICE 0% - 0 Heated Area: 2184 HX Base Yr




| BLD DATE | 12/06/2018 | KK | LGL DATE | |
|---|---|---|---|---|
| XF DATE | 12/06/2018 | KK | LAND DATE | 04/24/2026 MLU |
| INC DATE | | | AG DATE | |

312 S 8TH ST A/B, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 204,490 |
| TOTAL MARKET OB/XF VALUE | 10,930 |
| TOTAL LAND VALUE - MARKET | 500,000 |
| TOTAL MARKET VALUE | 715,420 |
| SOH/AGL Deduction | 322,435 |
| ASSESSED VALUE | 392,985 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 392,985 |
| TOTAL JUST VALUE | 715,420 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 660,090 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20080795 | ELEC OTHER | 500 | 05/09/2008 |
| 20080779 | OTHER | 2,000 | 05/08/2008 |
| 20080775 | REMODEL | 1,500 | 05/07/2008 |
| 10099-B | REMODEL | 500 | 09/05/1996 |
| 9861-B | REMODEL | 1,500 | 06/11/1996 |
| 10113-B | REPAIR/RRF | 4,500 | 05/31/1996 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1882/0271 | 9/30/2013 | WD | Q | I | 01 | 225,000 |
| GRANTOR: ININNS INTERNATIONAL | | | | | | |
| GRANTEE: NATCO USA INC | | | | | | |
| 1151/0027 | 7/07/2003 | WD | U | I | 19 | 185,000 |
| GRANTOR: TREVETT HARRY R | | | | | | |
| GRANTEE: ININNS INTERNATIONA | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W34 S70 E30 CAN=[YR=1993] E4 N49 W4 S49 $ N49 E4 N21 $ .

## 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 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 3,647.00 | SF | 4.00 | 4.00 | 100 | 1984 | 1984 | 3 | 38 | 5,543 | |
| 2 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,109.00 | SF | 4.00 | 4.00 | 100 | 1993 | 1993 | 3 | 62 | 2,750 | |
| 3 | 0971 | ST LGHT OV | 0 | 0 | 0 | 0 | 1.00 | UT | 1,555.00 | 1,555.00 | 100 | 1997 | 1997 | 3 | 39 | 606 | |
| 4 | 0646 | LWN SPRK H | 0 | 0 | 0 | 0 | 9.00 | UT | 2.00 | 2.00 | 100 | 1997 | 1997 | 3 | 85 | 15 | |
| 5 | 0971 | ST LGHT OV | 0 | 0 | 0 | 0 | 1.00 | UT | 1,555.00 | 1,555.00 | 100 | 2000 | 2000 | 3 | 45 | 700 | |
| 6 | 0422 | CL FNC 4' | 0 | 0 | 0 | 0 | 99.00 | LF | 15.00 | 15.00 | 100 | 1984 | 1984 | 3 | 20 | 297 | |
| 7 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 1.00 | UT | 25.00 | 25.00 | 100 | 2002 | 2002 | 3 | 84 | 21 | |
| 8 | 0097 | AWNING CN | 0 | 0 | 0 | 0 | 19.00 | SF | 65.00 | 65.00 | 100 | 2013 | 2013 | 3 | 64 | 790 | |
| 9 | 0097 | AWNING CN | 0 | 0 | 0 | 0 | 5.00 | SF | 65.00 | 65.00 | 100 | 2013 | 2013 | 3 | 64 | 208 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,930

| 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 | 001700 | C | 1STORY OFF | 0 | 0003 | MU-8 | 100.00 | 100.00 | 10,000.00 | SF | | 1.00 | 1.00 | 1.00 | 50.00 | 50.00 | 500,000 | | | | | | | |

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/09/2026 BY SYS