BLOCK 135 LOTS 5 6 & 7
IN OR 1019/1866
CITY OF FDNA BEACH

HAIR TONY R & VIRGINIA G
2638 MCGREGOR BLVD
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0135-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		8 100
Frame	05	STEEL 100
Story Height		13 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

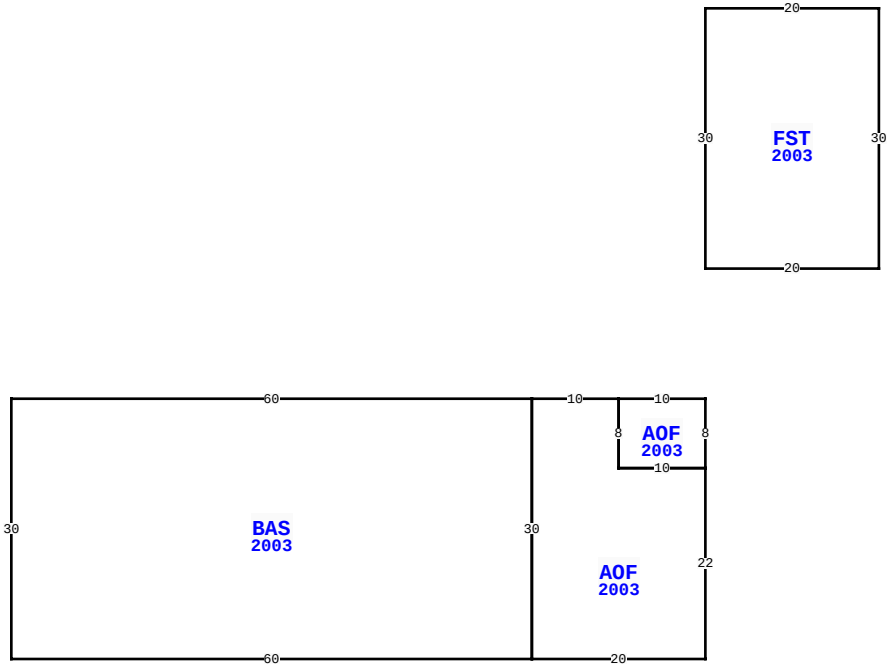
DOR CODE 2500 REPAIR SERVICE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	80	100	2003	80	4,251
AOF	520	100	2003	520	27,630
BAS	1,800	100	2003	1,800	95,645
FST	600	50	2003	300	15,941
TOTALS	3,000			2,700	143,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	2,700	73.1952	66.42	179,334	2003	2003	0	0	0	20.00	80.00

1 SERV SHOP 0% - 0 Heated Area: 2400 HX Base Yr



425 S 8TH ST, FERNANDINA BEACH

BLD DATE	02/27/2025 KW	LGL DATE	
XF DATE	02/27/2025 KW	LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	143,467
TOTAL MARKET OB/XF VALUE	16,172
TOTAL LAND VALUE - MARKET	1,143,450
TOTAL MARKET VALUE	1,303,089
SOH/AGL Deduction	814,432
ASSESSED VALUE	488,657
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	488,657
TOTAL JUST VALUE	1,303,089
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,184,382

BILL'S TOWING AND AUTO REPAIR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040533	XFOB	2,400	03/18/2004
20033910	SIGN	500	09/30/2003
20032806	ELEC OTHER	5,000	03/28/2003
20032420	NEW CONSTR	3,000	01/29/2003
20021984	NEW CONSTR	120,000	11/19/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1019/1866	11/16/2001	WD	Q	V		235,000
GRANTOR: CROFT JAMES K						
GRANTEE: HAIR TONY R & VIRGI						
0458/0297	6/01/1985	WD	Q	V		70,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=-20,0] W60 S30 E60 N30 $
FST=[YR=2003;ORIG=0,-15] N30 E20 S30 W20 $
AOF=[YR=2003;ORIG=-10,0] W10 S30 E20 N22 W10 N8 $
AOF=[YR=2003;ORIG=0,0] W10 S8 E10 N8 $
.

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	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2003	2003	3	20	160	
2	0422	CL FNC 4'	0	0	0	0	148.00	LF	15.00	15.00	100	2003	2003	3	55	1,221	
3	0445	BOX FNC 5'	0	0	0	0	350.00	LF	8.10	8.10	100	2003	2003	3	20	567	
4	0803	ASPHALT C	0	0	0	0	4,135.00	SF	2.00	2.00	100	2003	2003	3	50	4,135	
5	0810	CONCRETE A	0	0	7	10	70.00	SF	6.50	6.50	100	2003	2003	3	80	364	
6	1089	HYDRL RAMP	0	0	0	0	3.00	UT	5,500.00	5,500.00	100	2003	2003	3	50	8,250	
7	0443	STK FNC 6'	0	0	0	0	240.00	LF	10.00	10.00	100	2004	2004	3	20	480	
8	0465	FNC GT 15'	0	0	0	0	1.00	UT	450.00	450.00	100	2004	2004	3	58	261	
9	0466	FNC GT 20'	0	0	0	0	1.00	UT	600.00	600.00	100	2003	2003	3	55	330	
10	0467	FNC GT 25'	0	0	0	0	1.00	UT	735.00	735.00	100	2003	2003	3	55	404	

TOTAL OB/XF 16,172

LAND DESCRIPTION

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	002500	C	SRVC SHOPS	0		MU-8	300.00	100.00	30,492.00	SF		1.00	1.00	0.75	50.00	37.50	1,143,450							

REVIEW DATE 02/27/2025 BY KW Total Acres: 0.00 Total Land Value: 1,143,450 Market: 0 Agricultural: 0 Common: 1,143,450 PRINTED 07/09/2026 BY SYS