

BLOCK 135 LOT 8
IN OR 2200/1050
ESMT PT OR 1020/522

FERNANDINA FOOD MART #2 INC
12122 CEDAR TRACE DR SOUTH
JACKSONVILLE, FL 32246

2026

00-00-31-1800-0135-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	15	CONC BLOCK 30
Roof Structure	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	03	CONC FINSH 60
Interior Floor	11	CLAY TILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	7	100
Frame	03	MASONRY 100
Story Height	12	100
RMS	11	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1600	COMMUNITY SHOPPING
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	615	100	1993	615	35,052
BAS	615	100	1993	615	35,052
BAS	779	100	1993	779	44,399
BAS	1,681	100	1993	1,681	95,809
CAN	720	30	1993	216	12,311
TOTALS	4,410			3,906	222,622

EXTRA FEATURES									
L N	OB/XF	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	4,885.00	SF	2.00
2	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00
3	0476	VF 6 SBPL	0	0	0	0	21.00	LF	32.00
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001610	C	SH CTR NHD	0	0003	MU-8	100.00	100.00	10,000.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
1602	04	3,906	102.6910	113.99	445,245	1963	1975	0	0
1 NBHD SHOP 0% - 0 Heated Area: 3690 HX Base Yr									
401 S 8TH ST, FERNANDINA BEACH									

BLD DATE	12/11/2024	KW	LGL DATE	
XF DATE	12/11/2024	KW	LAND DATE	
INC DATE	05/18/2026	DC	AG DATE	
04/24/2026				DC

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	DIRECT_CAP		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			751,610
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			751,610
SOH/AGL Deduction			402,062
ASSESSED VALUE			349,548
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			349,548
TOTAL JUST VALUE			751,610
NCON VALUE			0
INCOME VALUE			751610
PREVIOUS YEAR MKT VALUE			665,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0051	INSTALLATION OF N	0	03/12/2025
2024-0030	INSTALLATION OF N	0	10/25/2024
SIGN-2023-0	WALL SIGN SNAK SH		05/01/2023
20160925	REPLACE 1 TON UNI	2,000	04/06/2016
20160926	REPLACE PANEL, LIT	2,000	04/06/2016
20160927	REPLACE TOILET &	1,500	04/06/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2200/1050	5/31/2018	WD	Q	I	01
GRANTOR: DG4 LLC					
GRANTEE: FERNANDINA FOOD MAR					
1832/1075	12/31/2012	WD	P	I	98
GRANTOR: HARNAGE JEAN DELEGAL					
GRANTEE: WHITTEMORE THOMAS A					

BUILDING NOTES									
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BUILDING DIMENSIONS									
CAN=[YR=1993;ORIG=-90,41] S8 E90 N8 W19 W41 W15 W15 \$									
BAS=[YR=1993;LABEL=ste:405;ORIG=-90,41] E15 N41 W15 S41 \$									
BAS=[YR=1993;LABEL=ste:403;ORIG=-75,0] E15 S41 W15 N41 \$									
BAS=[YR=1993;LABEL=ste:401A;ORIG=-60,0] E41 S41 W41 N41 \$									
BAS=[YR=1993;LABEL=ste:401;ORIG=-19,0] E19 S41 W19 N41 \$									