BLOCK 141 LOT S 35 FT OF 5
CITY OF FDNA BEACH

TAYLOR DANIEL JOSEPH & HEIDI DAWN
531 S 8TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0141-0052

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	13	LVT/LAMNT 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		4 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

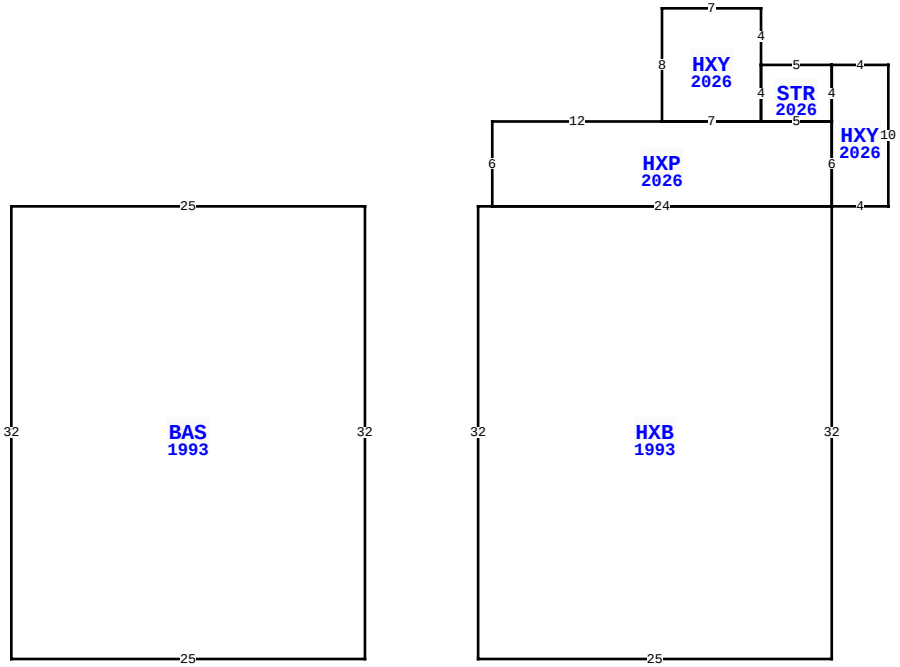
DOR CODE	1200	STORE/OFFICE/RES	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1095.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	1993	800	113,687
HXB	800	100	1993	800	113,687
HXP	144	30	2026	43	6,111
HXY	40	15	2026	6	853
HXY	56	15	2026	8	1,136
STR	20	10	2026	2	284
TOTALS	1,860			1,659	235,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,659	102.1517	151.18	250,808	1950	2015	0	0	0	6.00	94.00

1 RETAILSTOR 50% - 2026 Heated Area: 1600 HX Base Yr 2026



531 S 8TH ST, FERNANDINA BEACH

BLD DATE	12/11/2024	KW	LGL DATE		
XF DATE	12/11/2024	KW	LAND DATE	04/24/2026	DC
INC DATE	07/30/2024	REA	AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		235,760
TOTAL MARKET OB/XF VALUE		621
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		411,381
SOH/AGL Deduction		0
ASSESSED VALUE		411,381
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		359,970
TOTAL JUST VALUE		411,381
NCON VALUE		35,708
INCOME VALUE		446141
PREVIOUS YEAR MKT VALUE		407,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0229	INSTALL THREE(3)	4,500	12/15/2025
2024-0476	REMODEL OF UPPER	80,500	10/17/2024
20171746	REPAIR/RRF	500	06/07/2017
20090122	SIGN	420	01/27/2009
20081030	SIGN	850	06/18/2008
20080744	ELEC OTHER	350	05/05/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2688/442	1/03/2024	WD	Q	I	01	490,000
GRANTOR: VANDERWERFF BRADLEY J						
GRANTEE: TAYLOR DANIEL JOSEP						
2559/1555	5/02/2022	WD	Q	I	01	549,900
GRANTOR: PIAZZA JAMES S						
GRANTEE: VANDERWERFF BRADLEY						

BUILDING NOTES

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	0422	CL FNC 4'	0	100	0	0	207.00	LF	15.00	15.00	100	1980	1980	3	20	621	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-3,6] W25 S32 E25 N32 $
HXB=[YR=1993;LABEL=2nd FLR;ORIG=5,6] S32 E25 N32 W24 W1 $
HXP=[YR=2026;LABEL=porch;ORIG=6,0] E12 E7 E5 S6 W24 N6 $
HXY=[YR=2026;LABEL=balcony;ORIG=18,-8] E7 S4 S4 W7 N8 $
HXY=[YR=2026;LABEL=balcony;ORIG=30,-4] E4 S10 W4 N6 N4 $
STR=[YR=2026;ORIG=25,-4] E5 S4 W5 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 621

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	001200	C	STORE COMB	100	0003	MU-8	35.00	100.00	3,500.00	SF		1.00	1.00	1.25	40.00	50.00	175,000							

REVIEW DATE 07/07/2025 BY KWX Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/09/2026 BY SYS