



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMMT 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	10	100
Frame	02	WOOD FRAME 100
Common Wall	6	100
Story Height	10	100
RMS	8	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

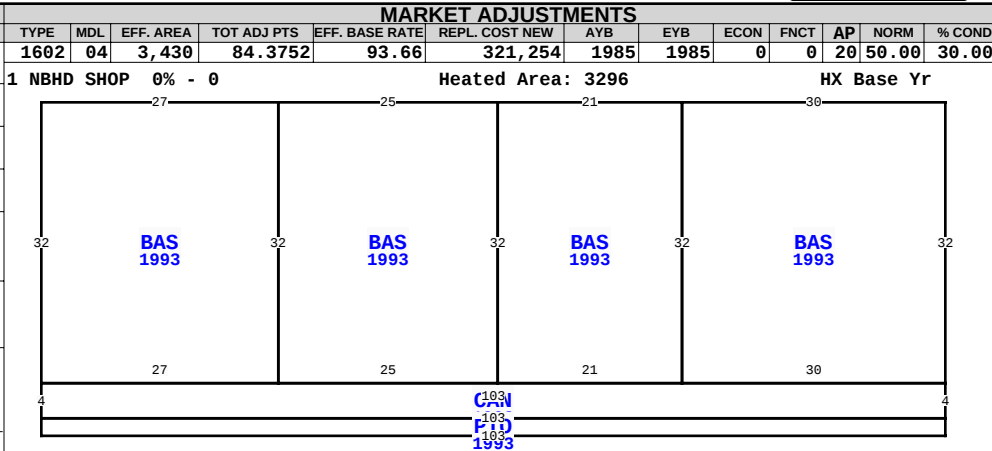
Quality	03	Quality Level 03
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1095.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	18,882
BAS	800	100	1993	800	22,478
BAS	864	100	1993	864	24,277
BAS	960	100	1993	960	26,974
CAN	412	30	1993	124	3,484
PTO	206	5	1993	10	281

TOTALS	3,914			3,430	96,376
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	63	2	126.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	23	17	391.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	4	16	64.00	SF	6.50	6.50	
4	0803	ASPHALT C	0	0	0	0	5,564.00	SF	2.00	2.00	
5	1242	WD DECK A	0	0	4	12	48.00	SF	11.00	11.00	
6	0443	STK FNC 6'	0	0	0	0	31.00	LF	10.00	10.00	
7	0443	STK FNC 6'	0	0	0	0	74.00	LF	10.00	10.00	
8	0825	BRICK	0	0	7	2	14.00	SF	12.50	12.50	
9	0825	BRICK	0	0	6	6	36.00	SF	12.50	12.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001610	C	SH CTR NHD	0	0003	MU-8	200.00	100.00	20,000.00	SF	



BLD DATE	02/09/2022	KK	LGL DATE	
XF DATE			LAND DATE	04/24/2026
INC DATE	05/14/2026	DC	AG DATE	

528 S 8TH ST, FERNANDINA BEACH

TOTAL OB/XF											
7,820											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										DIRECT_CAP	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										912,997	
TOTAL MARKET OB/XF VALUE										0	
TOTAL LAND VALUE - MARKET										0	
TOTAL MARKET VALUE										1,141,246	
SOH/AGL Deduction										494,928	
ASSESSED VALUE										646,318	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										646,318	
TOTAL JUST VALUE										1,141,246	
NCON VALUE										0	
INCOME VALUE										1141246	
PREVIOUS YEAR MKT VALUE										1,063,952	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170313	REROOF	14,000	02/02/2017
20161263	CHANGEOUT AC UNIT	3,000	05/01/2016
20161264	CHANGEOUT AC UNIT	3,000	05/01/2016
20150023	REMODEL	1,650	01/06/2015
20111917	H/AC	4,985	10/24/2011
20111435	H/AC	4,800	08/22/2011

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2219/1226	8/24/2018	WD	Q	I	01	450,000			
GRANTOR: HOLLY INVESTMENTS LIM									
GRANTEE: ALPINE OF AMELIA PR									
1813/1451	9/12/2012	WD	U	I	12	201,000			
GRANTOR: 401 & 528 SOUTH EIGHTH									
GRANTEE: HOLLY INVESTMENTS L									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W30 BAS=[YR=1993] W21 BAS=[YR=1993] W25 BAS=[YR=1993] W27S32 CAN=[YR=1993] S4 PTO=[YR=1993] S2E103N2 W103\$ E103N4W103\$E27N32\$S32E25 N32\$S32E21N32\$S32E30N32\$.											

**ALPINE OF AMELIA PROP III LLC/
1417 SADLER ROAD #256
FERNANDINA BEACH, FL 32034**

00-00-31-1800-0142-0030

[illegible]

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00-00-31-1800-0142-0030

[illegible]

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1417 SADLER ROAD #256
FERNANDINA BEACH, FL 32034**

00-00-31-1800-0142-0030



BUILDING CHARACTERISTICS

ELEMENTCD

25MOD METAL 100

10STEEL FRME 100

12MODULAR MT 100

07NONE 100

03CONC FINSH 100

04NONE 100

01NONE 100

01NONE 100

05STEEL 100

12100

1100

1.1.100

.100

0100

02DIST FB 100

00NONE 100

03Quality Level 03

1600COMMUNITY SHOPPING

MKT AREA01

1095.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS672

100

1993

672

13,030

TOTALS672

672

13,030

EXTRA FEATURES

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDTOTALS

48070667281.648038.7826,0601985198500050.0050.00

9 PREFAB MTL 0% - 0Heated Area: 672HX Base Yr

BAS
1993

BLD DATE02/09/2022KKLGL DATE04/24/2026DC

XF DATEINC DATE05/14/2026DCAG DATE

NASSAU COUNTY PROPERTY

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VALUATION BYDIRECT_CAP

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE912,997

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET0

TOTAL MARKET VALUE1,141,246

SOH/AGL Deduction494,928

ASSESSED VALUE646,318

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE646,318

TOTAL JUST VALUE1,141,246

NCON VALUE0

INCOME VALUE1141246

PREVIOUS YEAR MKT VALUE1,063,952

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / RSNCDSALE PRICE

2219/12268/24/2018WDQ Q I 01450,000

GRANTOR:HOLLY INVESTMENTS LIM

GRANTEE:ALPINE OF AMELIA PR

1813/14519/12/2012WDU U I 12201,000

GRANTOR:401 & 528 SOUTH EIGHTH

GRANTEE:HOLLY INVESTMENTS L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S24 E28 N24 \$.

REVIEW DATE01/01/2023BY CD

Total Acres: 0.00Total Land Value: 228,249Market: 0Agricultural: 0Common: 0PRINTED 07/09/2026 BY SYS