

BLOCK 148 N1/2 OF LOT 7 &
LOT 8
CITY OF FDNA BEACH

629 MBC GROUP LLC
629 S 8TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0148-0071



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2												
																VALUATION BY STANDARD														
																Tax Group: 2					Tax Dist:									
																BUILDING MARKET VALUE										0				
																TOTAL MARKET OB/XF VALUE										234				
																TOTAL LAND VALUE - MARKET										600,000				
																TOTAL MARKET VALUE										600,234				
																SOH/AGL Deduction										55,384				
																ASSESSED VALUE										544,850				
																TOTAL EXEMPTION VALUE										0				
																BASE TAXABLE VALUE										544,850				
TOTAL JUST VALUE										600,234																				
NCON VALUE										0																				
INCOME VALUE																														
PREVIOUS YEAR MKT VALUE										525,289																				
DOR CODE						1001V C W/XFOB																								
MAP NUM						MKT AREA 01																								
NEIGHBORHOOD/LOC						1095.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS						611 S 8TH ST, FERNANDINA BEACH										BLD DATE 01/07/2020				LGL DATE 04/24/2026		DC								
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															
1	0803	ASPHALT C	0 0	0 0	8,468.00	SF	2.00	2.00	1	2000	2000	3	1	169																
3	0430	CL FNC 6B	0 0	0 0	119.00	LF	9.70	9.70	1	1990	1990	3	1	12																
4	0972	ST LGHT UN	0 0	0 0	1.00	UT	2,530.00	2,530.00	1	2000	2000	3	1	25																
5	0855	CONC PAVER	0 0	0 0	277.00	SF	10.00	10.00	1	2002	2002	3	1	28																
LAND DESCRIPTION																TOTAL OB/XF 234														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	001001	C	V CM/XFOBT	0	0003	MU-8	150.00	100.00	15,000.00	SF		1.00	1.00	1.00	40.00	40.00	600,000													
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 07/09/2026 BY SYS																														