BLOCK 148 S1/2 OF LOT 7
IN OR 2478/621
CITY OF FDNA BEACH

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

2026

00-00-31-1800-0148-0072

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V 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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

615 S 8TH ST, FERNANDINA BEACH

BLD DATE	01/07/2020	KK	LGL DATE	04/24/2026 MLU
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	97
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	200,097
SOH/AGL Deduction	18,431
ASSESSED VALUE	181,666
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,666
TOTAL JUST VALUE	200,097
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2839/781	1/05/2026	WD	Q	I	05	875,000
GRANTOR: CALF ROOM GROUP LLC						
GRANTEE: 629 MBC GROUP LLC						
2478/0621	7/09/2021	WD	Q	V	05	505,000
GRANTOR: 629 SOUTH 8TH STREET						
GRANTEE: CALF ROOM GROUP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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	0803	ASPHALT C	0	0	0	0	2,200.00	SF	2.00	2.00	1	2000	2000	3	1	44	
4	0855	CONC PAVER	0	0	16	4	64.00	SF	10.00	10.00	1	2014	2014	3	1	6	
5	0855	CONC PAVER	0	0	0	0	472.00	SF	10.00	10.00	1	2014	2014	3	1	47	

LAND DESCRIPTION

TOTAL OB/XF 97

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	001001	C	V CM/XFOBT	0	0003	MU-8	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	40.00	40.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS