



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	28	GLASS THRM 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 70
Roof Cover	03	COMP SHNGL 30
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1410	CONVENIENCE STORES
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	1,562	100	1993	1,562	31,481
TOTALS	1,562			1,562	31,481

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0424	CL FNC 6'	0	0	0	28.00	LF	20.00	20.00	100	1996
2	0505	FLAGPOLE A	0	0	0	50.00	LF	50.00	50.00	100	1996
3	1100	VAC SYSTEM	0	0	0	1.00	UT	800.00	800.00	100	1996
4	0524	PUMP ISLND	0	0	0	144.00	SF	4.50	4.50	100	1996
5	0812	CONCRETE C	0	0	0	10,740.00	SF	4.00	4.00	100	1996
6	0402	CONC BUMPE	0	0	0	4.00	UT	25.00	25.00	100	1996
7	0646	LWN SPRK H	0	0	0	14.00	UT	2.00	2.00	100	1996
8	0424	CL FNC 6'	0	0	0	28.00	LF	20.00	20.00	100	2005
9	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	1995
10	4950	BOLLARD	0	0	0	5.00	UT	100.00	100.00	100	1995

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	001410	C	CONV STORE	0	0003	MU-8	175.00	100.00	17,500.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1402	04	1,562	76.9230	100.77	157,403	1961	1971	0	0	0 80.00	20.00
1 CONVESTORE 0% - 0 Heated Area: 1562 HX Base Yr											
816 S 8TH ST, FERNANDINA BEACH											
BLD DATE 03/01/2018 KK LGL DATE 04/24/2026 MLU XF DATE 03/01/2018 KK LAND DATE INC DATE AG DATE											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		31,481	
TOTAL MARKET OB/XF VALUE		69,077	
TOTAL LAND VALUE - MARKET		525,000	
TOTAL MARKET VALUE		625,558	
SOH/AGL Deduction		182,106	
ASSESSED VALUE		443,452	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		443,452	
TOTAL JUST VALUE		625,558	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		538,805	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170538	REMODEL	14,000	02/27/2017
20161363	MECH OTHER - COOL	2,100	05/13/2016
20160834	CONSTRUCT INT WAL	8,500	03/30/2016
20131480	REPAIR/RRF	12,922	06/26/2013
20040844	REMODEL	3,000	05/04/2004
20040807	XFOB	1,000	04/26/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2020/0222	12/22/2015	WD U	I	I	37
GRANTOR: WANG'S ENTERPRISE OF					
GRANTEE: LIU'S FAMILY LLC					
1306/1834	4/05/2005	WD U	I	I	12
GRANTOR: EASTERN OIL COMPANY					
GRANTEE: WANGS ENTERPRISE OF					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W20 N5 W39 S28 E45 S2 E5 N2 E9 N23\$.											

**LIU'S FAMILY LLC/
816 S 8TH ST
FERNANDINA BEACH, FL 32034**

00-00-31-1800-0159-0050

REVIEW DATE	01/01/2023	BY	CD	Total Acres: 0.00	Total Land Value: 525,000	Market: 0	Agricultural: 0	Common: 525,000	PRINTED 07/09/2026 BY SYS
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