



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	05	ASPH TILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	8	100
Frame	03	MASONRY 100
Story Height		10 100
RMS		12 100
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 1700 OFFICE BUILDINGS

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	4,238	100	1993	4,238	198,866
CAN	55	30	1993	16	751
CAN	240	30	1993	72	3,379
CAN	20	30	2014	6	281

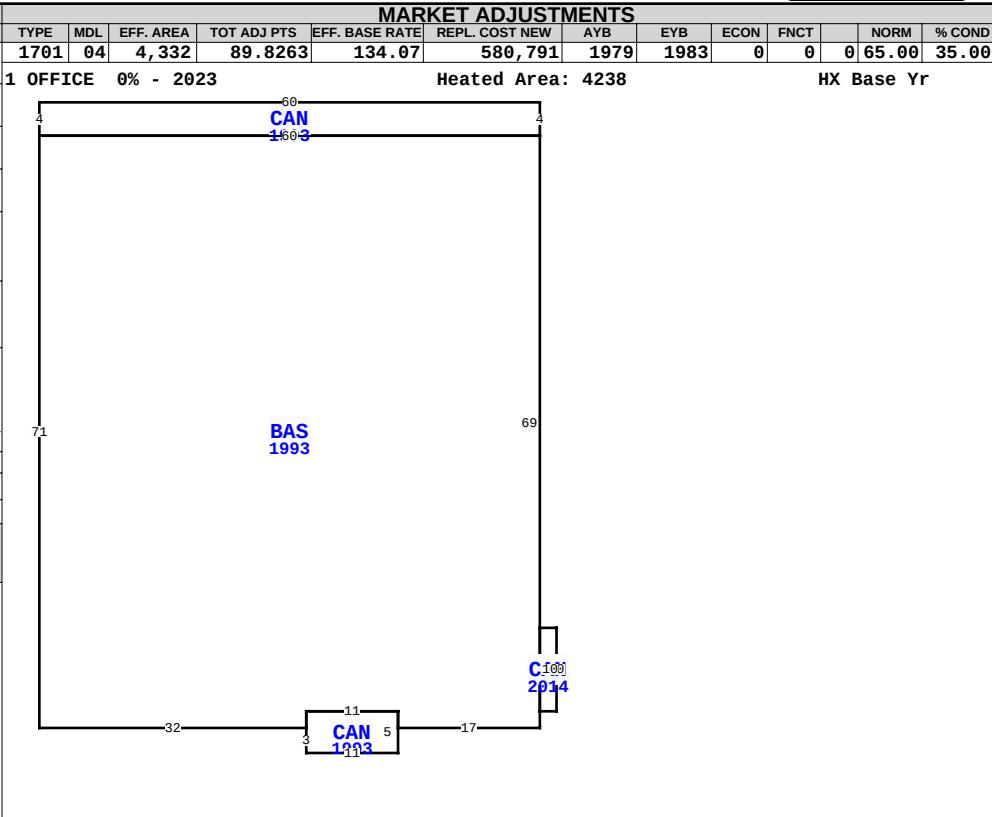
TOTALS 4,553 4,332 203,277

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	3,764.00	SF	2.00	2.00	100	1979	1979	3	50	3,764	
2	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	1993	1993	3	29	902	
3	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1993	1993	3	29	145	
4	4950	BOLLARD	0	0	0	0	1.00	UT	100.00	100.00	100	2000	2000	3	100	100	
5	0648	LIGHTS-AV	0	0	0	0	2.00	UT	140.00	140.00	100	2000	2000	3	20	56	
6	0810	CONCRETE A	0	0	0	0	254.00	SF	6.50	6.50	100	2002	2002	3	79	1,304	
7	1123	CB 8"	0	0	0	0	316.00	SF	6.15	6.15	100	1979	1979	3	28	544	
8	0400	CONC CURB	0	0	0	0	34.00	LF	15.00	15.00	100	2005	2005	3	87	444	
9	0803	ASPHALT C	0	0	0	0	1,530.00	SF	2.00	2.00	100	1993	1993	3	50	1,530	
10	0400	CONC CURB	0	0	0	0	29.00	LF	15.00	15.00	100	1979	1979	3	40	174	

LAND DESCRIPTION

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	001700	C	1STORY OFF	0	0004	MU-8	75.00	100.00	7,500.00	SF		1.00	1.00	1.00	30.00	30.00	225,000							
2	001700	C	1STORY OFF	0	0006	MU-8	75.00	100.00	7,500.00	SF		1.00	1.00	1.00	40.00	40.00	300,000							



911 S 8TH ST, FERNANDINA BEACH

BLD DATE	01/20/2022	KK	LGL DATE	
XF DATE	01/20/2022	KK	LAND DATE	04/24/2026
INC DATE			AG DATE	MLU

TOTAL OB/XF 8,963																
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
1	0803	ASPHALT C	0	0	0	0	3,764.00	SF	2.00	2.00	100	1979	1979	3	50	3,764
2	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	1993	1993	3	29	902
3	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1993	1993	3	29	145
4	4950	BOLLARD	0	0	0	0	1.00	UT	100.00	100.00	100	2000	2000	3	100	100
5	0648	LIGHTS-AV	0	0	0	0	2.00	UT	140.00	140.00	100	2000	2000	3	20	56
6	0810	CONCRETE A	0	0	0	0	254.00	SF	6.50	6.50	100	2002	2002	3	79	1,304
7	1123	CB 8"	0	0	0	0	316.00	SF	6.15	6.15	100	1979	1979	3	28	544
8	0400	CONC CURB	0	0	0	0	34.00	LF	15.00	15.00	100	2005	2005	3	87	444
9	0803	ASPHALT C	0	0	0	0	1,530.00	SF	2.00	2.00	100	1993	1993	3	50	1,530
10	0400	CONC CURB	0	0	0	0	29.00	LF	15.00	15.00	100	1979	1979	3	40	174

NASSAU COUNTY PROPERTY				PAGE 1 of 3	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				203,277	
TOTAL MARKET OB/XF VALUE				15,681	
TOTAL LAND VALUE - MARKET				525,000	
TOTAL MARKET VALUE				743,958	
SOH/AGL Deduction				2,943	
ASSESSED VALUE				741,015	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				741,015	
TOTAL JUST VALUE				743,958	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				673,650	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160261	INSTALL 10 TON UN	5,500	02/01/2016
20151799	CO ISSUED	0	12/21/2015
20151865	REMODEL	2,000	08/12/2015
20151799	REMODEL	28,000	08/03/2015
20130191	ELEC OTHER	20,000	01/29/2013
20130050	OTHER	500	01/08/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2550/0761	3/25/2022	WD	Q	I	05	766,000	
GRANTOR: JOEL R SHAPIRO ENTERP							
GRANTEE: NORTH FLORIDA KEYS							
1969/1243	3/18/2015	SW	Q	I	05	345,000	
GRANTOR: FLORIDA PUBLIC UTILIT							
GRANTEE: JOEL R SHAPIRO ENTE							

BUILDING NOTES

BUILDING DIMENSIONS
CAN=[YR=1993] W60 S4 BAS=[YR=1993] S71E32 CAN=[YR=1993] S3
E11 N5 W11 S2 \$ N2 E11 S2 E17 N2CAN=[YR=2014] E2N10W2 S10\$N69
W60\$ E60 N4 \$.

NORTH FLORIDA KEYS LLC
911 S 8TH STREET
FERNANDINA BEACH, FL 32034

00-00-31-1800-0166-0260

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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**BLOCK 166 LOTS 5 6 7 26 27 &
28
CITY OF FDNA BEACH**

NORTH FLORIDA KEYS LLC
911 S 8TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0166-0260

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