

**YANGAS LAND COMPANY LLC/
1008 S 8TH ST
FERNANDINA BEACH, FL 32034**

00-00-31-1800-0172-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																													
Exterior Wall	15	CONC BLOCK 100								2501	04	2,076	56.7000	51.46	106,831	1962	1985		0		0	50.00	50.00	VALUATION BY																									
Roof Structure	04	WOOD TRUSS 100								1 SERV SHOP 0% - 0 Heated Area: 2076 HX Base Yr														STANDARD																									
Roof Cover	04	BUILT-UP 100																						Tax Group: 2 Tax Dist:																									
Interior Wall	01	MINIMUM 100																						BUILDING MARKET VALUE 53,416																									
Interior Floor	03	CONC FINSH 100																						TOTAL MARKET OB/XF VALUE 18,166																									
Ceiling	02	F.NOT SUS 100																						TOTAL LAND VALUE - MARKET 435,875																									
Air Condition	01	NONE 100																						TOTAL MARKET VALUE 507,457																									
Heating Type	01	NONE 100																						SOH/AGL Deduction 193,688																									
Fixtures		10 100																						ASSESSED VALUE 313,769																									
Frame	03	MASONRY 100																						TOTAL EXEMPTION VALUE 0																									
Story Height		12 100																						BASE TAXABLE VALUE 313,769																									
RMS		3 100																						TOTAL JUST VALUE 507,457																									
Stories	1.	1. 100																						NCON VALUE 0																									
Units		0 100																						INCOME VALUE																									
BUD8 Adjustme	02	DIST FB 100																						PREVIOUS YEAR MKT VALUE 417,719																									
Occupancy	NL	NET LEASE 100																																															
Quality		01	Quality Level 01																																														
DOR CODE		2500	REPAIR SERVICE																																														
MAP NUM			MKT AREA																						01																								
NEIGHBORHOOD/LOC		1095.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
AOF	210	100	1993	210	5,404																																												
BAS	1,866	100	1993	1,866	48,012																																												
TOTALS		2,076			2,076	53,416																																											
EXTRA FEATURES										1002 S 8TH ST, FERNANDINA BEACH										BLD DATE 09/29/2021 XF DATE 09/29/2021 INC DATE										KK KK LGL DATE LAND DATE AG DATE										04/24/2026 MLU									
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	6,032.00	SF	2.00	2.00	100	2001	2001	3	50	6,032																																	
2	0812	CONCRETE C	0	0	0	0	5,324.00	SF	4.00	4.00	100	1980	1980	3	29	6,176																																	
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1990	1990	3	25	150																																	
4	0681	POLE SHED	0	0	6	12	72.00	SF	15.00	15.00	100	1994	1994	3	20	216																																	
5	1123	CB 8"	0	0	5	26	130.00	SF	6.15	6.15	100	1970	1970	3	20	160																																	
6	0430	CL FNC 6B	0	0	0	0	44.00	LF	9.70	9.70	100	1990	1990	3	25	107																																	
7	0422	CL FNC 4'	0	0	0	0	26.00	LF	15.00	15.00	100	1970	1970	3	20	78																																	
8	0446	BOX FNC 6'	0	0	0	0	64.00	LF	20.00	20.00	100	2001	2001	3	20	256																																	
9	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	2001	2001	3	83	62																																	
10	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	1980	1980	3	20	160																																	
LAND DESCRIPTION										TOTAL OB/XF										13,397																													
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	002500	C	SRVC SHOPS	0	0003	MU-8	150.00	100.00	15,000.00	SF		1.00	1.00	1.00	25.00	25.00	375,000																																
2	002500	C	SRVC SHOPS	0		MU-8	25.00	100.00	2,435.00	SF		1.00	1.00	1.00	25.00	25.00	60,875																																

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ELEMENT		CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
																					VALUATION BY										STANDARD									
																					Tax Group: 2										Tax Dist:									
																					BUILDING MARKET VALUE										53,416									
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