

BLOCK 172 LOTS 7 8 9 10 23 24
& 25
IN OR 1758/662

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

2026

00-00-31-1800-0172-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	09	RIDGE FRME 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 90
Interior Wall	01	MINIMUM 10
Interior Floor	10	TERRAZZO 70
Interior Floor	07	CORK/VTILE 30
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	ONE F190 Level 03
DOR CODE	1100	STORES, 1 STORY
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	180	100	1993	180	7,638
BAS	1,660	100	1993	1,660	70,442
CAN	396	30	1993	119	5,050
CAN	36	30	2013	11	467
CAN	900	30	2015	270	11,458
LBA	338	110	2013	372	15,786
TOTALS	3,510			2,612	110,840

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1101	04	2,612	95.5760	141.45	369,467	1977	1977	0	0	20	50.00	30.00
1 RETAILSTOR 0% - 0 Heated Area: 2178 HX Base Yr												
Diagram illustrating the layout and dimensions of the building footprint. The main structure is a large rectangle (43' x 33') with several smaller rectangular areas labeled with codes and years: BAS 1993, LBA 2013, CAN 1993, and BAS 1993. The dimensions are provided for each section and the overall footprint.												
1008 S 8TH ST, FERNANDINA BEACH												
BLD DATE		12/17/2019		KK		LGL DATE						
XF DATE		12/17/2019		KK		LAND DATE		04/24/2026 MLU				
INC DATE						AG DATE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	1,779.00	SF	4.00	4.00	
2	0803	ASPHALT C	0	0	0	0	5,343.00	SF	2.00	2.00	
3	0400	CONC CURB	0	0	0	0	102.00	LF	15.00	15.00	
4	0978	SECURTY LT	0	0	0	0	2.00	UT	225.00	225.00	
5	0424	CL FNC 6'	0	0	0	0	27.00	LF	20.00	20.00	
6	0424	CL FNC 6'	0	0	0	0	168.00	LF	10.00	10.00	
7	0424	CL FNC 6'	0	0	0	0	180.00	LF	20.00	20.00	
8	0422	CL FNC 4'	0	0	0	0	10.00	LF	15.00	15.00	
9	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	
10	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	

TOTAL OB/XF											
13,678											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001100	C	STORE 1FLR	0	0003	MU-8	0.00	0.00	10,000.00	SF	1.00
2	001100	C	STORE 1FLR	0		MU-8	25.00	100.00	7,500.00	SF	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		110,840	
TOTAL MARKET OB/XF VALUE		77,645	
TOTAL LAND VALUE - MARKET		437,500	
TOTAL MARKET VALUE		625,985	
SOH/AGL Deduction		182,310	
ASSESSED VALUE		443,675	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		443,675	
TOTAL JUST VALUE		625,985	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		533,367	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190066	XFOB	35,000	09/13/2019
20180428	OTHER-CONCRETE PA	35,000	02/06/2018
20151571	REMODEL	500	07/07/2015
20151247	NEW CONSTR	110,000	06/02/2015
20130304	DEMOLITION	14,000	02/13/2013
20130305	DEMOLITION	7,000	02/13/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1758/0662	9/28/2011	WD Q	Q	I	01
215,000					
GRANTOR: NASSAU LAND COMPANY L					
GRANTEE: YANGAS LAND COMPANY					
1011/0644	10/05/2001	WD Q	Q	I	
600,000					
GRANTOR: FRAZIER JOHN W III					
GRANTEE: NASSAU LAND COMPANY					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W9 BAS=[YR=1993] W14 CAN=[YR=2013] N6 W6 S6 E6\$ W43 S33 CAN=[YR=1993] S6 E66 N6 LBA=[YR=2013] N13 W26 S13 E26\$ W66\$ E40 N13 E17 N20\$ S20 E9 N20\$ PTR= W40 CAN=[YR=2015] E9 N100 W9 S100\$ E40\$.											

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	001100	C	STORE 1FLR	0	0003	MU-8	0.00	0.00	10,000.00	SF	1.00
2	001100	C	STORE 1FLR	0		MU-8	25.00	100.00	7,500.00	SF	1.00

TOTAL OB/XF											
13,678											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001100	C	STORE 1FLR	0	0003	MU-8	0.00	0.00	10,000.00	SF	1.00
2	001100	C	STORE 1FLR	0		MU-8	25.00	100.00	7,500.00	SF	1.00

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

00-00-31-1800-0172-0070

[illegible]