

BLOCK 180 LOT 2
PT OR 1569/959
CITY OF FDNA BEACH

ROWLANDS HOLDINGS LLC/
1120 S 8TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0180-0020



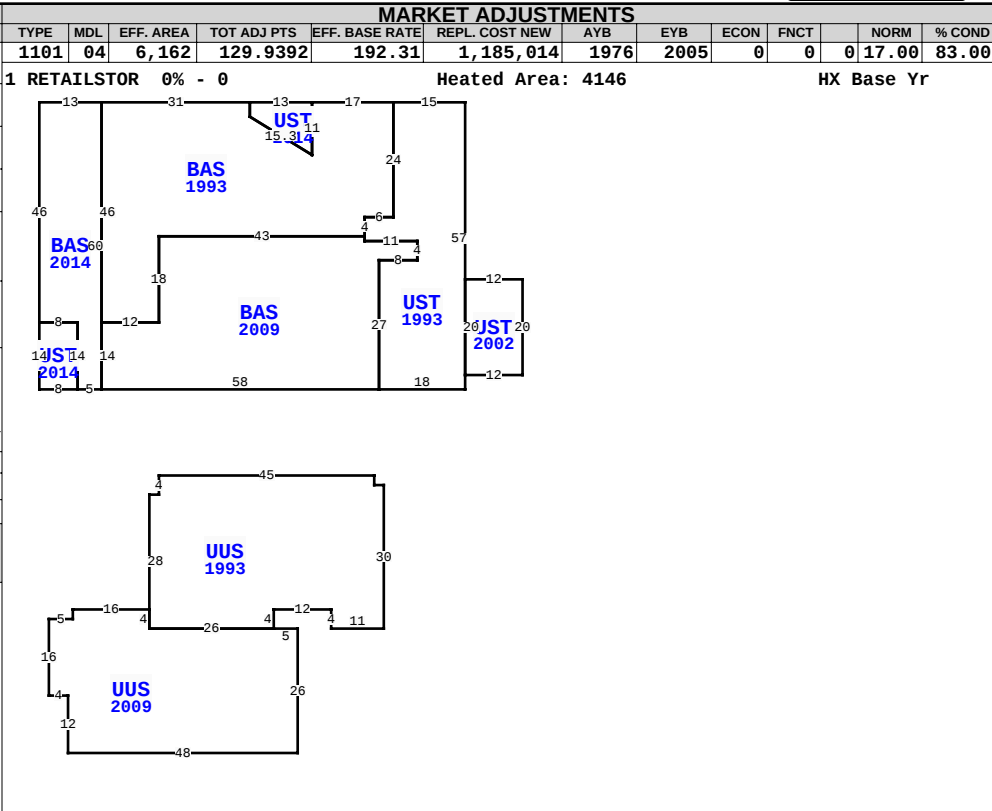
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	08	DECORATIVE 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	05	STEEL 100
Story Height		16 100
RMS		7 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100
Quality	04	Quality Level 04
DOR CODE		1100STORES, 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	1,809	100	1993	1,809	288,748
BAS	1,669	100	2009	1,669	266,401
BAS	668	100	2014	668	106,624
UST	991	40	1993	396	63,209
UST	240	40	2002	96	15,323
UST	91	40	2014	36	5,746
UST	112	40	2014	45	7,183
UUS	1,508	50	1993	754	120,352
UUS	1,378	50	2009	689	109,977

TOTALS	8,466			6,162	983,562
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0978	SECURITY LT	0	0	0	0	5.00	UT	450.00	450.00	
2	9001	CONTANR 40	0	0	0	0	1.00	UT	1,400.00	1,400.00	
3	9001	CONTANR 40	0	0	0	0	1.00	UT	1,400.00	1,400.00	
4	9000	CONTANR 20	0	0	0	0	1.00	UT	1,000.00	1,000.00	
5	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	
6	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	
7	0810	CONCRETE A	0	0	10	6	60.00	SF	6.50	6.50	
8	0810	CONCRETE A	0	0	27	14	378.00	SF	6.50	6.50	
9	0810	CONCRETE A	0	0	25	21	525.00	SF	6.50	6.50	
10	0097	AWNING CN	0	0	0	0	15.00	SF	65.00	65.00	

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	100.00	100.00	10,000.00	SF	



1120 S 8TH ST, FERNANDINA BEACH

TOTAL OB/XF											
10,179											

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											2
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						983,562					
TOTAL MARKET OB/XF VALUE						10,248					
TOTAL LAND VALUE - MARKET						250,000					
TOTAL MARKET VALUE						1,243,810					
SOH/AGL Deduction						459,946					
ASSESSED VALUE						783,864					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						783,864					
TOTAL JUST VALUE						1,243,810					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						1,148,646					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101328	SIGN	100	08/10/2010
20081529	REMODEL	0	10/02/2008
20081486	ELEC OTHER	0	09/24/2008
20080972	REPAIR/RRF	74,000	06/06/2008
20051797	FOUNDATION	1,000	05/16/2005
20051701	ADDITION	1,000	04/29/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1569/0959	6/03/2008	WD	U	I	19	511,500			
GRANTOR: ROWLANDS INC									
GRANTEE: ROWLANDS HOLDINGS L									
0588/0082	1/11/1990	WD	U	I	09	216,800			
GRANTOR: ROWLAND DORETHA									
GRANTEE: ROWLANDS INC									

BUILDING NOTES											
BUILDING DIMENSIONS											
UST=[YR=1993] N3 UST=[YR=2002] E12 N20 W12 S20 \$ N57 W15 BAS=[YR=1993] W17 UST=[YR=2014] W13 S3 D8 R13 N11\$S11 L13 U8 N3W31BAS=[YR=2014] W13S46 UST=[YR=2014] S14E8N14W8\$E8S14E5N60\$ S46E12N18E43N4E6N24\$S24W6S4 BAS=[YR=2009] W43S18W12S14E58N27E8N4 W11N1\$S1E11S4W8S27E18\$PTR=S50 W40 UUS=[YR=1993] N4 E12S4E11N30W2N2 W45S4W2S28E26\$ UUS=[YR=2009] W26N4 W16S2W5S16E4S12E48N26W5\$ N50 E40\$.											

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