BLOCK 180 ALL OF LOT 3
PT OR 1569/959 & OR 1569/961 &
OR 1569/963

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

2026

00-00-31-1800-0180-0031

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1095.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1120 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	232,025
TOTAL MARKET VALUE	232,025
SOH/AGL Deduction	97,500
ASSESSED VALUE	134,525
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,525
TOTAL JUST VALUE	232,025
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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 T						
GRANTEE: ROWLANDS INC						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001000	C	COMMERCIAL	0		MU-8	100.00	93.00	9,281.00	SF		1.00	1.00	1.00	25.00	25.00	232,025							

REVIEW DATE 04/24/2026 BY MLU Total Acres: 0.00 Total Land Value: 232,025 Market: 0 Agricultural: 0 Common: 232,025 PRINTED 07/09/2026 BY SYS