BLOCK 194 LOTS ALL OF
BLOCK 309 LOTS ALL OF E OF HWY
& PARCEL 1 (VACATED ST)

RTJC PROPERTIES LLC
960194 GATEWAY BLVD, SUITE # 101
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0194-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	02
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

1340 S 8TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,803,380
TOTAL MARKET VALUE	1,803,380
SOH/AGL Deduction	1,094,201
ASSESSED VALUE	709,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	709,179
TOTAL JUST VALUE	1,803,380
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,352,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1915/1903	5/06/2014	WD	Q	V	01	520,000
GRANTOR: SOPER SCOTT H						
GRANTEE: RTJC PROPERTIES LLC						
0751/1188	2/15/1996	WD	Q	V		112,900
GRANTOR: LUKE TERRY W						
GRANTEE: SOPER SCOTT H						

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	0003	CI	0.00	0.00	90,169.00	SF		1.00	1.00	1.00	20.00	20.00	1,803,380							

REVIEW DATE 04/24/2026 **BY** MLU Total Acres: 2.07 Total Land Value: 1,803,380 Market: 0 Agricultural: 0 Common: 1,803,380 **PRINTED** 07/09/2026 BY SYS