

BLOCK 198 LOTS 1 TO 3 & 5 E OF
HWY & LOTS 6 7 8
OR 1251/1594 & OR 1258/829 &

AMELIA ISLAND ANIMAL HOSPITAL
1470 S 8TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0198-0011



BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	17	CB STUCCO	100
Roof Structur	01	FLAT	100
Roof Cover	04	BUILT-UP	100
Interior Wall	01	MINIMUM	50
Interior Wall	05	DRYWALL	50
Interior Floo	13	LVT/LAMMT	60
Interior Floo	03	CONC FINSH	40
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		10	100
Frame	03	MASONRY	100
Story Height		9	100
RMS		9	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE		1720	MEDICAL OFFICE
MAP NUM			MKT AREA
			02
NEIGHBORHOOD/LOC			1095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100	1993	2,100	120,686
BAS	126	100	2005	126	7,241
BAS	1,296	100	2005	1,296	74,481
CAN	28	30	2005	8	460
CAN	68	30	2005	20	1,149
CAN	108	30	2005	32	1,839

TOTALS	3,726			3,582	205,856
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	4,044.00	SF	2.00
2	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00
3	0648	LIGHTS-AV	0	0	0	0	1.00	UT	140.00
4	0810	CONCRETE A	0	0	27	4	108.00	SF	6.50
5	0646	LWN SPRK H	0	0	0	0	5.00	UT	2.00
6	0810	CONCRETE A	0	0	0	0	78.00	SF	6.50
7	0446	BOX FNC 6'	0	0	0	0	230.00	LF	20.00
8	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00
9	0441	STK FNC 4'	0	0	0	0	190.00	LF	6.50
10	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001901	C	MEDICAL OF	0	0003	CI	0.00	0.00	37,897.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1721	04	3,582	81.6131	140.17	502,089	1974	1985	0	0	0	59.00	41.00	
1 MDL OFFICE 0% - 0													
Heated Area: 3522													
HX Base Yr													
1470 S 8TH ST, FERNANDINA BEACH													
BLD DATE		12/05/2017		KK		LGL DATE							
XF DATE		12/13/2019		KKA		LAND DATE		04/24/2026				MLU	
INC DATE						AG DATE							
										04/24/2026		MLU	

TOTAL OB/XF													
6,531													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	001901	C	MEDICAL OF	0	0003	CI	0.00	0.00	37,897.00	SF		1.00	0.85

TOTAL OB/XF													
6,531													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	001901	C	MEDICAL OF	0	0003	CI	0.00	0.00	37,897.00	SF		1.00	0.85

Market: 0 Agricultural: 0 Common: 644,249

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 8	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		205,856	
TOTAL LAND VALUE - MARKET		8,327	
TOTAL MARKET VALUE		644,249	
SOH/AGL Deduction		858,432	
ASSESSED VALUE		377,193	
TOTAL EXEMPTION VALUE		481,239	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		481,239	
NCON VALUE		858,432	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		699,717	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008806	REPAIR/RRF	21,500	10/05/2017
B26454	REMODEL	3,600	09/03/2012
B25998	REMODEL	8,190	05/01/2012
B23503	REMODEL	3,000	04/01/2010
E17199	ELEC OTHER	250	04/01/2006
B0514617	REMODEL	0	11/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1258/0829	9/10/2004	WD U	I	I	07	100	
GRANTOR: HICKS JAMES E JR & LY							
GRANTEE: AMELIA ISLAND ANIMA							
1251/1594	8/09/2004	WD Q	I	I		345,000	
GRANTOR: HICKS JAMES E JR & LY							
GRANTEE: AMELIA ISLAND ANIMA							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2005] W45 S20 BAS=[YR=1993] S60 E17 BAS=[YR=2005] S7 CAN=[YR=2005] S6 E18 N6 W18\$ E18 N7 W18\$ E18 N60 W35\$ E35 S60 E6 CAN=[YR=2005] E4 N18 D2 L4 S16\$ N16 U2 R4 N16 CAN=[YR=2005] N8 W4 S6 D2 R4 \$ L4 U2 N33 E4 N11\$.													

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FERNANDINA BEACH, FL 32034

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REVIEW DATE	01/01/2023	BY	CD	Total Acres: 0.87	Total Land Value: 644,249	Market: 0	Agricultural: 0	Common: 644,249	PRINTED 07/09/2026 BY SYS
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