



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	5	100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
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	800	100	1993	800	58,175
CAN	52	30	1993	16	1,164

TOTALS	852			816	59,339
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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	0855	CONC PAVER	0	0	26	3	78.00	SF	10.00		
2	0811	CONCRETE B	0	0	22	37	814.00	SF	5.20		
3	0646	LWN SPRK H	0	0	0	0	7.00	UT	2.00		
4	1242	WD DECK A	0	0	6	4	24.00	SF	10.00		
5	1242	WD DECK A	0	0	5	5	25.00	SF	10.00		
6	1242	WD DECK A	0	0	4	9	36.00	SF	10.00		
7	1242	WD DECK A	0	0	8	16	160.00	SF	10.00		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001100	C	STORE 1FLR	0	0003	CI	113.00	100.00	14,300.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	816	89.3970	133.43	108,879	1930	1990	0	0	45.50	54.50
1 OFFICE 0% - 2025 Heated Area: 800 HX Base Yr											
BAS 1993 CAN 1993											
1546 S 8TH ST, FERNANDINA BEACH											

BLD DATE	10/17/2019	KKA	LGL DATE	
XF DATE	10/17/2019	KKA	LAND DATE	04/24/2026
INC DATE			AG DATE	MLU

L N	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
1	0855	CONC PAVER	0	0	26	3	78.00	SF	10.00		100	1988	1988	3	49.5	386	
2	0811	CONCRETE B	0	0	22	37	814.00	SF	5.20		100	1988	1988	3	49.5	2,095	
3	0646	LWN SPRK H	0	0	0	0	7.00	UT	2.00		100	1993	1993	3	85	12	
4	1242	WD DECK A	0	0	6	4	24.00	SF	10.00		100	2006	2006	3	22	53	
5	1242	WD DECK A	0	0	5	5	25.00	SF	10.00		100	2006	2006	3	22	55	
6	1242	WD DECK A	0	0	4	9	36.00	SF	10.00		100	2006	2006	3	22	79	
7	1242	WD DECK A	0	0	8	16	160.00	SF	10.00		100	2007	2007	3	24	384	

TOTAL OB/XF											
3,064											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										59,339	
TOTAL MARKET OB/XF VALUE										3,064	
TOTAL LAND VALUE - MARKET										286,000	
TOTAL MARKET VALUE										348,403	
SOH/AGL Deduction										44,622	
ASSESSED VALUE										303,781	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										303,781	
TOTAL JUST VALUE										348,403	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										276,165	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5335	REMODEL	1,000	09/02/1988
5138	REMODEL	9,500	09/01/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2747/604	10/30/2024	WD	U	I	35	1,087,500	
GRANTOR: SINOR & SCHERR LLC							
GRANTEE: HONEY DONE HOME SER							
2461/0641	5/12/2021	WD	U	I	40	300,000	
GRANTOR: VAN HORN MICHAEL C							
GRANTEE: SINOR & SCHERR LLC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W40 S20 E24 CAN=[YR=1993] S4 E13 N4 W13 \$ E16 N20 \$.											