

BLOCK 308 LOT 8 & N 50' OF 7
E OF RR & PT LOT 2 BLOCK 185
INCL PT OF R/W

DRAKUS NICHOLAS L/
94140 MERLIN DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0308-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 60
Roof Cover	02	ROLL COMP 40
Interior Wall	05	DRYWALL 80
Interior Wall	01	MINIMUM 20
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Ceiling	03	PART.FIN. 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures	6	100
Frame	03	MASONRY 100
Story Height		10 100
RMS		6 100
Stories	1.	1. 100
Units		0 100

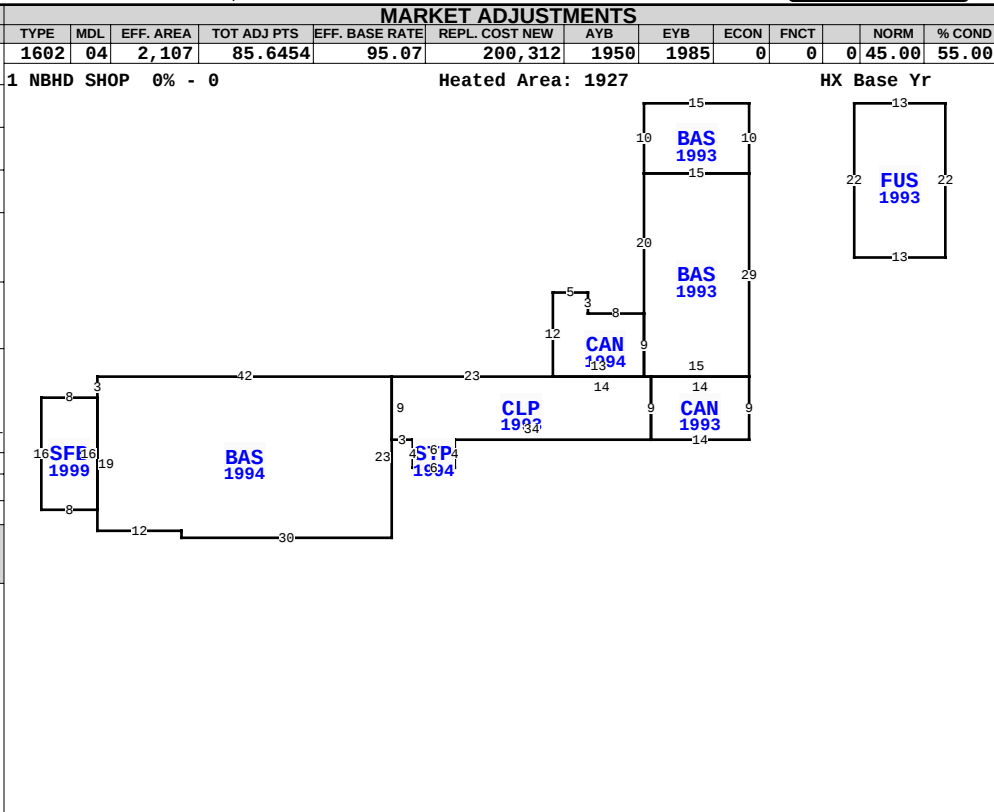
QUAD	11	JUSTICE	08	QUESTING	100	02
DOR CODE	1600 COMMUNITY SHOPPING					
MAP NUM					MKT AREA	02
NEIGHBORHOOD/LOC	1095.00					

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	150	100	1993	150	7,844
BAS	435	100	1993	435	22,745
BAS	954	100	1994	954	49,883
CAN	126	30	1993	38	1,987
CAN	132	30	1994	40	2,092
CLP	333	30	1993	100	5,229
FUS	286	100	1993	286	14,955
SFB	128	80	1999	102	5,333
STP	24	10	1994	2	105

TOTALS	2,568			2,107	110,172
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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	2,400.00	SF	1.00
2	0810	CONCRETE A	0	0	3	31	93.00	SF	3.25
3	0811	CONCRETE B	0	0	0	0	721.00	SF	5.20
4	0810	CONCRETE A	0	0	3	27	81.00	SF	6.50
5	0730	LOAD RAMP	0	0	0	0	1,963.00	LF	4.05
6	0730	LOAD RAMP	0	0	5	22	110.00	LF	8.10
7	0812	CONCRETE C	0	0	0	0	1,322.00	SF	4.00
8	0810	CONCRETE A	0	0	4	27	108.00	SF	6.50
9	1241	WD DECK G	0	0	4	18	72.00	UT	11.50
10	0350	CARPORT WD	0	0	16	16	256.00	SF	9.36

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001610	C	SH CTR NHD	0	0003	CI	0.00	0.00	18,300.00



1241 S 8TH ST, FERNANDINA BEACH	BLD DATE 11/30/2018	KK	LGL DATE	
	XF DATE 11/30/2018	KK	LAND DATE	04/24/2026
	INC DATE 05/14/2026	DG	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	0803	ASPHALT C	0	0	0	0	2,400.00	SF	1.00	1.00	100	1980	1980	3	50	1,200	
2	0810	CONCRETE A	0	0	3	31	93.00	SF	3.25	3.25	100	1950	1950	3	20	60	
3	0811	CONCRETE B	0	0	0	0	721.00	SF	5.20	5.20	100	1950	1950	3	20	750	
4	0810	CONCRETE A	0	0	3	27	81.00	SF	6.50	6.50	100	1950	1950	3	20	105	
5	0730	LOAD RAMP	0	0	0	0	1,963.00	LF	4.05	4.05	100	1950	1950	3	50	3,975	
6	0730	LOAD RAMP	0	0	5	22	110.00	LF	8.10	8.10	100	1999	1999	3	92	820	
7	0812	CONCRETE C	0	0	0	0	1,322.00	SF	4.00	4.00	100	1999	1999	3	73	3,860	
8	0810	CONCRETE A	0	0	4	27	108.00	SF	6.50	6.50	100	1999	1999	3	73	512	
9	1241	WD DECK G	0	0	4	18	72.00	UT	11.50	11.50	100	1999	1999	3	25	207	
10	0350	CARPORT WD	0	0	16	16	256.00	SF	9.36	9.36	100	1999	1999	3	20	479	

TOTAL OB/XF										11,968									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	001610	C	SH CTR NHD	0	0003	CI	0.00	0.00	18,300.00	SF		1.00	1.00	1.00	20.00	20.00	366,000		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		416,307	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		416,307	
SOH/AGL Deduction		153,396	
ASSESSED VALUE		262,911	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		262,911	
TOTAL JUST VALUE		416,307	
NCON VALUE		0	
INCOME VALUE		416307	
PREVIOUS YEAR MKT VALUE		406,997	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005578	360 SF MTL SHED	17,208	08/28/2018
98-05621	REMODEL	2,000	12/01/1998
98-3187	OTHER	0	12/01/1998
E98-5415	REMODEL	1,500	11/30/1998
98-5196	CHNGE SRVC	1,000	09/02/1998
98-04792	REMODEL	300	03/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1558/1367	4/01/2008	WD	Q	I		350,000	
GRANTOR: BALLARD DONNA							
GRANTEE: DRAKUS NICHOLAS L							
1231/0870	5/18/2004	WD	Q	I	06	100	
GRANTOR: ICE HOUSE SHOPS INC							
GRANTEE: BALLARD DONNA							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W15 S10 BAS=[YR=1993] S20 CAN=[YR=1994] W8 N3 W5 S12 CLP=[YR=1993] W23 BAS=[YR=1994] W42 S3 SFB=[YR=1999] W8 S16 E8 N16\$ S19 E12 S1 E30 N23\$ S9 E3 STP=[YR=1994] S4 E6 N4 W6\$ E34 CAN=[YR=1993] E14 N9 W14 S9 \$ N9 W14\$ E13 N9\$ S9 E15 N29 W15\$ E15 N10\$ PTR= E15 FUS=[YR=1993] E13 S22 W13 N22\$ W15\$.									

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										8
ELEMENT		CD		CONSTRUCTION						TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY										8					
																										VALUATION BY										DIRECT_CAP				
																										Tax Group: 8										Tax Dist:				
																										BUILDING MARKET VALUE										416,307				
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