BLOCK 309 PT OF LOTS 3 4 5 &
6 W OF HWY
IN OR 2589/103

DOGLE ENTERPRISES LLC
1555 PHILIPS MANOR ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0309-0032

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur		N/A 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		11 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

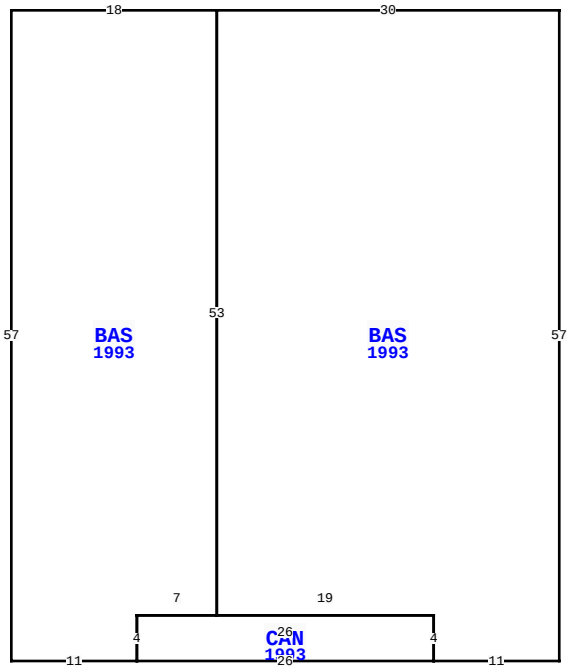
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1095.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	998	100	1993	998	79,133
BAS	1,634	100	1993	1,634	129,563
CAN	104	30	1993	31	2,458
TOTALS	2,736			2,663	211,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,663	98.3060	145.49	387,440	1971	1990	0	0	0	45.50	54.50

1 RETAILSTOR 0% - 2023 Heated Area: 2632 HX Base Yr



1335 S 8TH ST, FERNANDINA BEACH

BLD DATE	01/15/2020	KK	LGL DATE	
XF DATE	01/15/2020	KK	LAND DATE	04/24/2026 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	211,155
TOTAL MARKET OB/XF VALUE	5,584
TOTAL LAND VALUE - MARKET	235,220
TOTAL MARKET VALUE	451,959
SOH/AGL Deduction	22,468
ASSESSED VALUE	429,491
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	429,491
TOTAL JUST VALUE	451,959
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	390,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006184	REMODEL	19,800	11/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/0403	9/01/2022	WD	Q	I	01	553,500
GRANTOR: PALMETTO HOLDINGS LLC						
GRANTEE: DOGLE ENTERPRISES L						
2557/1093	4/15/2022	WD	Q	I	01	400,000
GRANTOR: GAGE SCOTT MICHAEL						
GRANTEE: PALMETTO HOLDINGS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 BAS=[YR=1993] W18 S57 E11 CAN=[YR=1993] E26 N4 W26 S4$ N4 E7 N53$ S53 E19 S4 E11 N57$.

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
1	0812	CONCRETE C	0	0	0	0	5,195.00	SF	4.00	4.00	100	1971	1971	3	20	4,156	
2	0811	CONCRETE B	0	0	0	0	705.00	SF	5.20	5.20	100	1971	1971	3	20	733	
3	0400	CONC CURB	0	0	0	0	146.00	LF	15.00	15.00	100	1971	1971	3	26.4	578	
4	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1990	1990	3	26	117	

LAND DESCRIPTION

TOTAL OB/XF 5,584

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	001700	C	1STORY OFF	0	0003	CI	130.00	100.00	11,761.00	SF		1.00	1.00	1.00	20.00	20.00	235,220							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.27 Total Land Value: 235,220 Market: 0 Agricultural: 0 Common: 235,220 PRINTED 07/09/2026 BY SYS