BLOCK 316 LOTS S1/2 OF 2 &
ALL LOTS 3 & 6 W OF HWY &
S1/2 OF LOT 7 W OF HWY

ROCKET LEASING LLC
700 BARRINGTON DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0316-0022

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

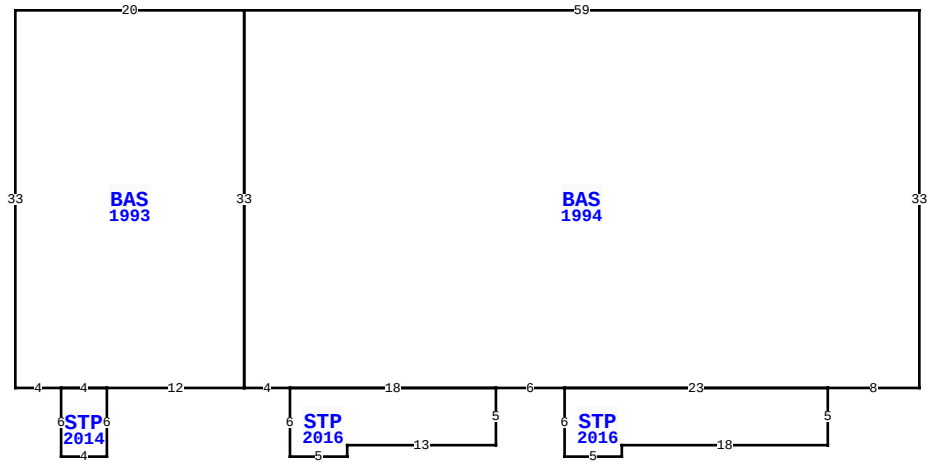
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	08	SHT VINYL 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	06	Quality Level 06
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	660	100	1993	660	94,496
BAS	1,947	100	1994	1,947	278,762
STP	24	10	2014	2	286
STP	95	10	2016	10	1,432
STP	120	10	2016	12	1,718
TOTALS	2,846			2,631	376,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	2,631	115.5773	172.50	453,848	1984	2005	0	0	0	17.00	83.00

1 OFFICE 0% - 2024 Heated Area: 2607 HX Base Yr



1553 S 8TH ST, FERNANDINA BEACH

BLD DATE	11/13/2024	KWA	LGL DATE	
XF DATE	11/13/2024	KWA	LAND DATE	04/24/2026 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	376,694
TOTAL MARKET OB/XF VALUE	25,999
TOTAL LAND VALUE - MARKET	383,320
TOTAL MARKET VALUE	786,013
SOH/AGL Deduction	45,556
ASSESSED VALUE	740,457
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	740,457
TOTAL JUST VALUE	786,013
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	673,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015305		45,000	11/30/2023
230015305	REMODEL SPACES	45,000	11/30/2023
17000200	DEMOLITION	800	01/17/2017
B1631947	REMODEL	34,365	03/01/2016
230007868		45,000	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2691/1963	12/20/2023	WD	U	I	11	100
GRANTOR: BRADLEY ROCKATONIA						
GRANTEE: ROCKET LEASING LLC						
2661/1241	8/11/2023	SW	Q	I	01	765,000
GRANTOR: WEISS LANDHOLDINGS LL						
GRANTEE: BRADLEY ROCKATONIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994;ORIG=0,0] W59 S33 E4 E18 E6 E23 E8 N33 $
BAS=[YR=1993;ORIG=-59,0] W20 S33 E4 E4 E12 N33 $
STP=[YR=2016;ORIG=-31,33] S6 E5 N1 E18 N5 W23 $
STP=[YR=2016;ORIG=-55,33] S6 E5 N1 E13 N5 W18 $
STP=[YR=2014;ORIG=-75,33] S6 E4 N6 W4 $
.

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	0803	ASPHALT C	0	0	0	0	7,415.00	SF	2.00	2.00	100	1984	1984	3	50	7,415	
2	0811	CONCRETE B	0	0	0	0	354.00	SF	5.20	5.20	100	1984	1984	3	75	1,381	
3	0402	CONC BUMPE	0	0	0	0	13.00	UT	25.00	25.00	100	1984	1984	3	81	263	
4	1242	WD DECK A	0	0	0	0	581.00	SF	10.00	10.00	100	2016	2016	3	65	3,777	
5	0446	BOX FNC 6'	0	0	0	0	8.00	LF	20.00	20.00	100	2016	2016	3	65	104	
6	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	2016	2016	3	65	520	
7	0424	CL FNC 6'	0	0	0	0	15.00	LF	20.00	20.00	100	2010	2010	3	74	222	
8	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2010	2010	3	74	444	
9	0940	SHEDS/PORT	0	0	34	12	408.00	SF	30.00	30.00	100	2025	2024		97	11,873	

LAND DESCRIPTION

TOTAL OB/XF 25,999

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	156.00	150.00	19,166.00	SF		1.00	1.00	1.00	20.00	20.00	383,320							

REVIEW DATE 11/13/2024 BY KWA Total Acres: 0.00 Total Land Value: 383,320 Market: 0 Agricultural: 0 Common: 383,320 PRINTED 07/09/2026 BY SYS