LOTS 6,7,8 & S1/2 OF LOT 5
IN OR 2389/5
SUB OF SEC 30 R/P OF LOT 11

DAHL HOUSE PROPERTIES LLC
1627 S 8TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-30-0680-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	14	CARPET 90
Interior Floo	05	ASPH TILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	00	QWERTYCCEW 100
Occupancy		03

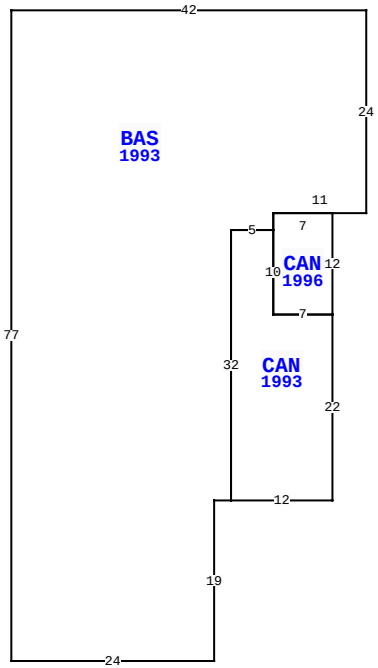
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,358	100	2,358	150,990
CAN	314	30	94	6,019
CAN	84	30	25	1,601
TOTALS	2,756		2,477	158,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	2,477	91.0980	129.36	320,425	1949	1985	0	0	0	50.50	49.50

1 OFFICE 1&2 – 0% - 0 Heated Area: 2358 HX Base Yr



1627 S 8TH ST, FERNANDINA BEACH

BLD DATE	04/16/2020	KK	LGL DATE	
XF DATE	04/16/2020	KK	LAND DATE	05/25/2023 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	158,610
TOTAL MARKET OB/XF VALUE	14,910
TOTAL LAND VALUE - MARKET	274,350
TOTAL MARKET VALUE	447,870
SOH/AGL Deduction	141,136
ASSESSED VALUE	306,734
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	306,734
TOTAL JUST VALUE	447,870
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	334,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008554	REPAIR/RRF	0	10/09/2019
B9603476	REMODEL	15,000	11/01/1996
B950290	REPAIR/RRF	4,600	02/01/1995
3138	ADDITION	25,000	03/10/1986
3138	ADDITION	25,000	03/10/1986
3181	NEW BATH	1,000	02/10/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2389/0005	9/02/2020	TD	Q	I	01	295,000
GRANTOR: O'CONNELL JANICE REVO						
GRANTEE: DAHL HOUSE PROPERTI						
1217/0017	3/22/2004	WD	U	I	01	100
GRANTOR: O'CONNELL JANICE (1/2						
GRANTEE: O'CONNELL JANICE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S77 E24 N19 E2 CAN=[YR=1993] E12 N22 W7 N10 W5 S32 $ N32 E5 CAN=[YR=1996] S10E7 N12 W7 S2 $ N2 E11 N24 $.

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	7,925.00	SF	2.00	2.00	100	1986	1986	3	50	7,925	
2	0430	CL FNC 6B	0	0	0	0	184.00	LF	9.70	9.70	100	1980	1980	3	20	357	
3	0646	LWN SPRK H	0	0	0	0	12.00	UT	2.00	2.00	100	1996	1996	3	20	5	
4	0430	CL FNC 6B	0	0	0	0	102.00	LF	9.70	9.70	100	1993	1993	3	32	317	
5	0422	CL FNC 4'	0	0	0	0	57.00	LF	15.00	15.00	100	2000	2000	3	55	470	
6	0648	LIGHTS-AV	0	0	0	0	2.00	UT	140.00	140.00	100	1996	1996	3	20	56	
8	0855	CONC PAVER	0	0	0	0	190.00	SF	10.00	10.00	100	2019	2019	3	99	1,881	
9	0681	POLE SHED	0	0	18	13	234.00	SF	15.00	15.00	100	2019	2019	3	93	3,264	
10	0855	CONC PAVER	0	0	0	0	37.00	SF	10.00	10.00	100	2019	2019	3	99	366	
11	0444	BOX FNC 4'	0	0	0	0	46.00	LF	6.50	6.50	100	2019	2019	3	90	269	

TOTAL OB/XF 14,910

LAND DESCRIPTION

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	175.00	100.00	21,948.00	SF		1.00	1.00	1.00	12.50	12.50	274,350							

REVIEW DATE 04/16/2020 BY KK Total Acres: 0.00 Total Land Value: 274,350 Market: 0 Agricultural: 0 Common: 274,350 PRINTED 08/02/2023 BY SYS