UNIT 1
IN OR 2070/1469
NASSAU PROFESSIONAL PLAZA

HARRIS FOOT & ANKLE LLC
PO BOX 8995
JACKSONVILLE, FL 32239

2023

00-00-30-1401-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
View Lump Sum	TYPICAL	TYPICAL 100	1458500
Desirability	FLAT	FLAT 100	
Balcony	FOP	FOP 100	
Parking	OPEN	OPEN 100	
Quality	04	Quality Level 04	
DOR CODE	0417	CONDO OFFICE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2037.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		0				1998	1998	100	100	0		

1 CONDO – 0% - 0 SQFT=4354 HX Base Yr

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE

2334 S 8TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	692,286
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	692,286
SOH/AGL Deduction	12,191
ASSESSED VALUE	680,095
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	680,095
TOTAL JUST VALUE	692,286
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	618,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2070/1469	9/08/2016	WD	Q	I	01	625,000

GRANTOR: MILLER LEE & MCCARROL
GRANTEE: HARRIS FOOT & ANKLE

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/29/2022 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS