



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	16	WD FR STUC 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floor	14	CARPET 80
Interior Floor	10	TERRAZZO 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,619	100	1,619	131,022
FOP	91	30	27	2,185
FSP	132	40	53	4,289
PTO	24	5	1	81
PTO	88	5	4	324
UST	63	45	28	2,266

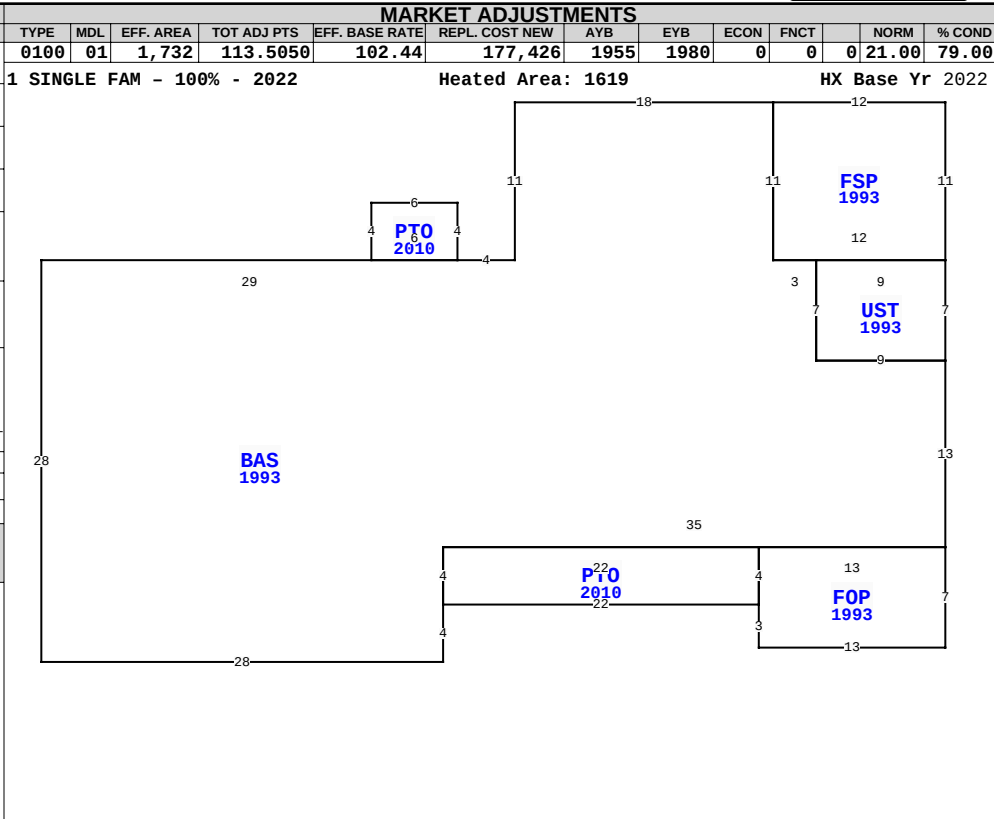
TOTALS	2,017		1,732	140,167
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EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1955	1955	3	20	700	
2	0810	CONCRETE A	0 100	68	10	680.00	SF	6.50	6.50	100	1955	1955	3	20	884	
3	0810	CONCRETE A	0 100	28	3	84.00	SF	6.50	6.50	100	1955	1955	3	20	109	

LAND DESCRIPTION			TOTAL OB/XF													
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
1	000100	C	SFR	100	0006	R-1	100.00	111.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00

REVIEW DATE	08/30/2019	BY	DJA
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8 ILAN CIR, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		140,167	
TOTAL MARKET OB/XF VALUE		1,693	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		366,860	
SOH/AGL Deduction		133,197	
ASSESSED VALUE		233,663	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		183,663	
TOTAL JUST VALUE		366,860	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		316,726	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040413	REPAIR/RRF	2,000	03/04/2004
6702	REMODEL	3,100	08/14/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2512/0280	11/08/2021	WD	Q	I	02	380,000	
GRANTOR: GRAHAM RONALD							
GRANTEE: SOPER ROBERT PAUL &							
1902/1719	2/12/2014	WD	Q	I	01	110,000	
GRANTOR: GLOBAL ENTERPRISE ACQ							
GRANTEE: GRAHAM SALLEY & RON							

BUILDING NOTES	
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BUILDING DIMENSIONS	
FSP=[YR=1993] W12 BAS=[YR=1993] W18 S11 W4 PTO=[YR=2010] S3 N4W6S4E6\$ W29 S28 E28 N4 PTO=[YR=2010] E22 FOP=[YR=1993] S3 E13 N7 W13 S4 \$ N4 W22 S4 \$ N4 E35 N13 UST=[YR=1993] N7W9 S7 E9 \$ W9 N7 W3 N11 \$ S11 E12 N11 \$.	