BLOCK 67 LOT N 3/4 OF 7
IN OR 440 PG 713
CITY OF FDNA BEACH

RAYSOR JOHN H & DIANE S
317 N 8TH ST
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1800-0067-0071**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 27 | PREFIN MTL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

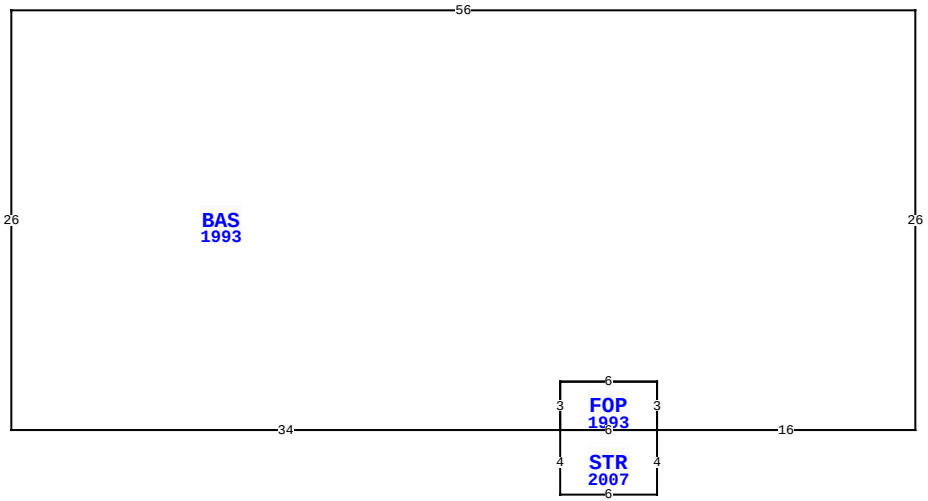
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,438 | 100 | 1,438 | 117,398 |
| FOP | 18 | 30 | 5 | 408 |
| STR | 24 | 10 | 2 | 163 |
| TOTALS | 1,480 | | 1,445 | 117,970 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,445 | 107.6920 | 97.19 | 140,440 | 1988 | 1990 | 0 | 0 | 0 | 16.00 | 84.00 |

1 SINGLE FAM – 100% - 2017 Heated Area: 1438 HX Base Yr




317 N 8TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 117,970 |
| TOTAL MARKET OB/XF VALUE | | 4,016 |
| TOTAL LAND VALUE - MARKET | | 236,250 |
| TOTAL MARKET VALUE | | 358,236 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 358,236 |
| TOTAL EXEMPTION VALUE | 13 | 358,236 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 358,236 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 323,025 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2002881 | REMODEL | 3,573 | 05/05/2000 |
| 8328 | XFOB | 753 | 05/17/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0437/0097 | 10/01/1984 | WD | Q | I | | 6,000 |

GRANTOR:
GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W56 S26 E34 STR=[YR=2007] S4 E6 N4 W6$
FOP=[YR=1993] E6 N3 W6 S3$ N3 E6 S3 E16 N26$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 749.00 | SF | 6.50 | 6.50 | 100 | 1994 | 1994 | 3 | 70 | 3,408 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 15 | 15 | 225.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 27 | 608 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,016

| 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 | 000100 | C | SFR | 100 | 0006 | R-2 | 75.00 | 100.00 | 75.00 | FF | | 1.00 | 1.00 | 0.90 | 3,500.00 | 3,150.00 | 236,250 | | | | | | | |

REVIEW DATE 09/13/2018 BY DJX Total Acres: 0.00 Total Land Value: 236,250 Market: 0 Agricultural: 0 Common: 236,250 PRINTED 08/02/2023 BY SYS