BLOCK 71 S34 FT OF LOT 4
CITY OF FDNA BEACH

O'CONNER BARBARA
226 8TH ST N
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0071-0042

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

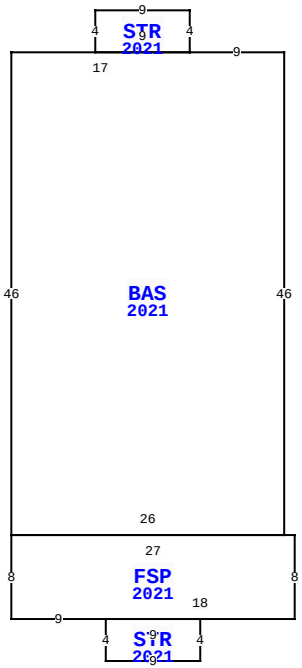
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,196	100	1,196	130,995
FSP	216	40	86	9,419
STR	36	10	4	438
STR	36	10	4	438
TOTALS	1,484		1,290	141,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0200	01	1,290	132.7560	99.57	128,445	2021	2021	0	0	110	0.00	110.00

2 SFR MODULR – 100% - 2022 Heated Area: 1196 HX Base Yr 2022



226 N 8TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		141,290
TOTAL MARKET OB/XF VALUE		1,615
TOTAL LAND VALUE - MARKET		119,000
TOTAL MARKET VALUE		261,905
SOH/AGL Deduction		87,442
ASSESSED VALUE		174,463
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		124,463
TOTAL JUST VALUE		261,905
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200781	CO ISSUED	0	10/20/2021
20200781	NEW CONSTR	0	02/08/2021
20200017	DEMOLITION	0	07/22/2020
20172101	DEMOLITION	0	07/10/2017
20151861	MTLRF	3,600	08/12/2015
20052684	REPIPE TO EXIST.F	2,000	09/20/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2507/1064	10/22/2021	WD	Q	I	01	289,900
GRANTOR: HOMEFRONT BY STEPHEN						
GRANTEE: O'CONNER BARBARA						
2250/1087	1/17/2019	WD	Q	I	01	65,000
GRANTOR: LEPIERRE GARY D						
GRANTEE: HOMEFRONT BY STEPHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W9 STR=[YR=2021] N4 W9 S4 E9 $ W17 S46
FSP=[YR=2021] S8 E9 STR=[YR=2021] S4 E9 N4 W9$ E18 N8 W27$
E26 N46$.

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	0855	CONC PAVER	0	100	0	0	146.00	SF	10.00	10.00	100	2021	2021	3	100	1,460	
2	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	100	2021	2021	3	97	155	

LAND DESCRIPTION

TOTAL OB/XF 1,615

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	34.00	100.00	34.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	119,000							

REVIEW DATE 12/08/2021 BY DJ Total Acres: 0.00 Total Land Value: 119,000 Market: 0 Agricultural: 0 Common: 119,000 PRINTED 08/02/2023 BY SYS