

BLOCK 147 LOTS 1 & N1/2 OF 2
IN OR 1589/1349
CITY OF FDNA BEACH

GRIFFIN PHILIP & JANET
608 S 8TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0147-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	2	100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1095.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,125	100	1,125	101,790
CAN	642	30	193	17,463
TOTALS	1,767		1,318	119,253

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	0810	CONCRETE A	0	0	40	12			480.00	SF	6.50				1,778	
2	0811	CONCRETE B	0	0	0	0			695.00	SF	5.20				2,060	
3	0812	CONCRETE C	0	0	0	0			2,075.00	SF	4.00				7,138	
4	0812	CONCRETE C	0	0	0	0			3,929.00	SF	4.00				13,830	
5	0402	CONC BUMPE	0	0	0	0			11.00	UT	25.00				250	
6	0400	CONC CURB	0	0	0	0			132.00	LF	15.00				1,802	
7	0470	VNYL GATE	0	0	0	0			1.00	UT	300.00				270	
8	0476	VF 6 SBPL	0	0	0	0			14.00	LF	32.00				403	
9	0443	STK FNC 6'	0	0	0	0			5.00	LF	10.00				37	

LAND DESCRIPTION															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE
1	001700	C	1STORY OFF	0	0003	MU-8	150.00	100.00	15,000.00	SF		1.00	1.00	0.70	30.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
1701	04	1,318	109.8562	156.00	205,608	2006	2006	0	0	30	12.00	58.00
2 OFFICE 1&2 - 0% - 0												
Heated Area: 1125 HX Base Yr												
31 25 45 25 31 6 45 6 BAS 2006 CAN 2006												
608 S 8TH ST, FERNANDINA BEACH												
BLD DATE 06/15/2021 KK LGL DATE 06/15/2021 KK AG DATE 06/15/2021 KK												

EXTRA FEATURES															
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
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7	0470	VNYL GATE	0	0	0	0			1.00	UT	300.00				270
8	0476	VF 6 SBPL	0	0	0	0			14.00	LF	32.00				403
9	0443	STK FNC 6'	0	0	0	0			5.00	LF	10.00				37

TOTAL OB/XF															
27,568															

NASSAU COUNTY PROPERTY			
PAGE 1 of 1 2			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		119,253	
TOTAL MARKET OB/XF VALUE		27,568	
TOTAL LAND VALUE - MARKET		315,000	
TOTAL MARKET VALUE		461,821	
SOH/AGL Deduction		203,763	
ASSESSED VALUE		258,058	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		258,058	
TOTAL JUST VALUE		461,821	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		262,700	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150944	H/AC	3,800	04/30/2015
20060886	SIGN	1,000	04/26/2006
20060887	SIGN	1,000	04/26/2006
20060312	REPAIR/RRF	2,200	02/09/2006
20060211	H/AC	3,000	01/25/2006
20053183	OTHER	2,000	12/15/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1589/1349	10/17/2008	WD U	I	I	01	93,700	
GRANTOR: GRIFFIN PHILIP							
GRANTEE: GRIFFIN PHILIP & JA							
1427/0655	7/12/2006	QC U	I	I	07	100	
GRANTOR: PODESTA PETER							
GRANTEE: GRIFFIN PHILIP							

BUILDING NOTES															
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BUILDING DIMENSIONS															
CAN=[YR=2006] W6 BAS=[YR=2006] W45 S25 E45 N25\$ S25 W45 N25 W6 S31 E57 N31\$.															