BLOCK 147 N40 FT OF LOT 8
PT OR 1955/325
CITY OF FDNA BEACH

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

2023

00-00-31-1800-0147-0081

BUILDING CHARACTERISTICS

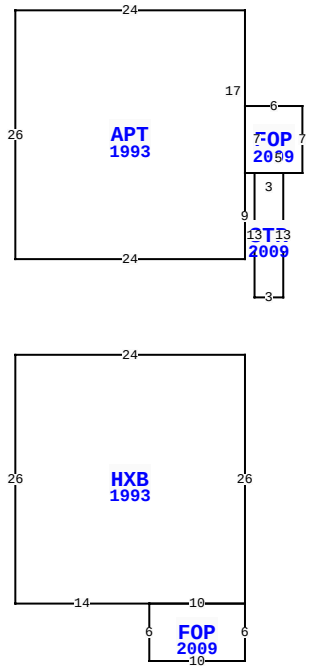
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	624	100	624	60,403
FOP	42	30	13	1,258
FOP	60	30	18	1,743
HXB	624	100	624	60,403
STR	39	10	4	387
TOTALS	1,389		1,283	124,193

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,283	102.7520	122.53	157,206	1954	1980	0	0	0	21.00	79.00

1 DUPLEX – 0% - 0 Heated Area: 1248 HX Base Yr



815 FIR ST, FERNANDINA BEACH

BLD DATE	03/27/2015	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	124,193
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	224,193
SOH/AGL Deduction	100,360
ASSESSED VALUE	123,833
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,833
TOTAL JUST VALUE	224,193
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1955/0325	12/31/2014	WD	U	I	37	50,000
GRANTOR: WEIR MARY						
GRANTEE: GRIFFIN PHIL & JANE						
1436/1462	8/14/2006	WD	U	I	07	100
GRANTOR: NP EVENSONG INC						
GRANTEE: WEIR MARY						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1993] W24S26E14FOP=[YR=2009] S6E10 N6W10$E10N26$
PTR=N10 APT=[YR=1993] N9 FOP=[YR=2009] E1 STR=[YR=2009]
S13E3N13 W3$ E5N7W6S7$ N17W24S26E24$ S10$.

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
1	000800	C	MULTI-FAM	0	0006	MU-8	40.00	100.00	4,000.00	SF		1.00	1.00	1.00	25.00	25.00	100,000							

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS