

BLOCK 147 S60 FT OF LOT 8
PT OR 1955/325
CITY OF FDNA BEACH

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

2023

00-00-31-1800-0147-0082



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	09 PINE WOOD 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
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	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
BAS	1,439	100	1,439	108,754
FCP	320	25	80	6,046
FOP	12	30	4	302
UST	48	45	22	1,662
TOTALS	1,819		1,545	116,765

EXTRA FEATURES	
L N	OB/XF CODE
1	0500
2	0810

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,545	100.2915	90.51	139,838	1935	1985	0	0	016.50	83.50
1 SINGLE FAM - 0% - 0											
Heated Area: 1439											
HX Base Yr											
605 S 9TH ST, FERNANDINA BEACH											

005 S 9TH ST, FERNANDINA BEACH									XF DATE		LAND DATE			
									INC DATE		AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES				
1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240					
390.00	SF	6.50	6.50	100	1987	1987	3	54.5	1,382					

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000800	C	MULTI-FAM	0	0006	MU-8	60.00	100.00	6,000.00	SF		1.00	1.00	1.00	25.00	25.00	150,000		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			225,816
TOTAL MARKET OB/XF VALUE			3,622
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			379,438
SOH/AGL Deduction			124,869
ASSESSED VALUE			254,569
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			254,569
TOTAL JUST VALUE			379,438
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			351,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090885	REPAIR/RRF	1,800	07/07/2009
4344	REMODEL	35,000	06/09/1987

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

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W4 UST=[YR=2009] N6W8S3 FOP=[YR=2009] W4S3E4N3S3E8W36 S33 E7 S7 E17 FCP=[YR=1993] S13 E16 N20 W16 S7 S7 N7 E16 N33 \$.	

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