BLOCK 173 LOT 25
CITY OF FDNA BEACH

J&SL TRUST/LOLLEY JOHN L JR TRUSTEE
1017 S 8TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0173-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

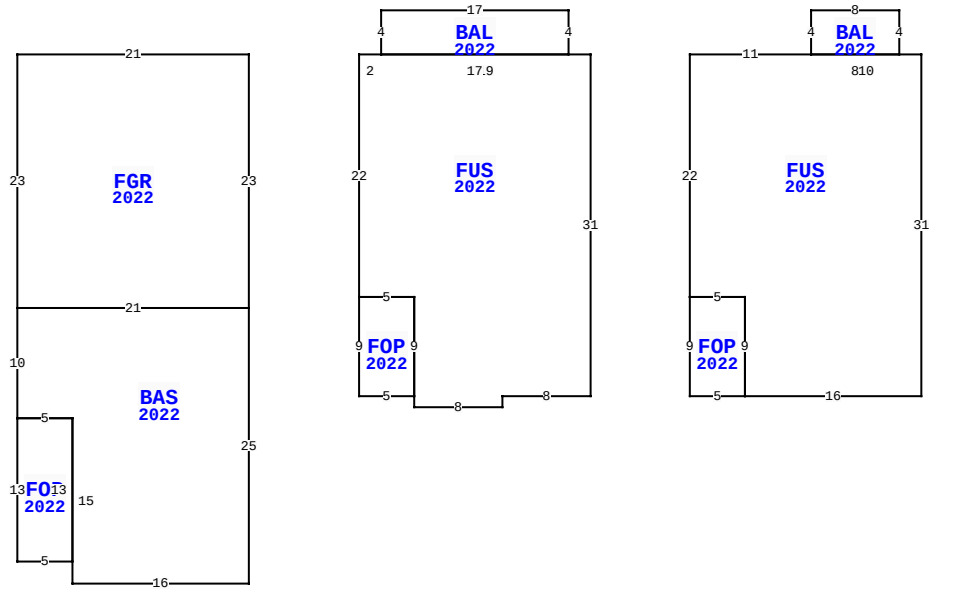
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1095.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	32	15	5	755
BAL	68	15	10	1,510
BAS	450	100	450	67,932
FGR	483	55	266	40,155
FOP	45	30	14	2,113
FOP	45	30	14	2,113
FOP	65	30	20	3,019
FUS	606	100	606	91,482
FUS	614	100	614	92,689
TOTALS	2,408		1,999	301,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,999	158.9070	150.96	301,769	2022	2022	0	0	0	0.00	100.00

1 TOWNHOUSE - 100% - 2023 Heated Area: 1670 HX Base Yr 2023



1017 S 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		301,769
TOTAL MARKET OB/XF VALUE		4,095
TOTAL LAND VALUE - MARKET		43,750
TOTAL MARKET VALUE		349,614
SOH/AGL Deduction		158,060
ASSESSED VALUE		191,554
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		141,554
TOTAL JUST VALUE		349,614
NCON VALUE		167,429
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		43,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200399	CO ISSUED	0	02/01/2022
20200399	NEW CONSTR	0	03/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2541/1143	2/22/2022	WD	Q	I	01	179,200
GRANTOR: WHITE HAT DEVELOPMENT						
GRANTEE: J&SL TRUST						
2338/0294	2/05/2020	WD	U	V	30	311,500
GRANTOR: SURF HOME BUILDERS IN						
GRANTEE: WHITE HAT DEVELOPME						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2022] W21 S23 BAS=[YR=2022] S10 FOP=[YR=2022] S13 E5 N13 W5$ E5 S15 E16 N25 W21$ E21 N23$ PTR=E10 FUS=[YR=2022] E2 BAL=[YR=2022] N4 E17 S4 W17$ E19 S31 W8 S1 W8 N1 FOP=[YR=2022] W5 N9 E5 S9$ N9 W5 N22 $ W10$ PTR=E40 FUS=[YR=2022] E11 BAL=[YR=2022] N4 E8 S4 W8$ E10 S31 W16 FOP=[YR=2022] W5 N9 E5 S9$ N9 W5 N22$ W40$.

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	630.00	SF	6.50	6.50	100	2022	2022	3	100	4,095	

LAND DESCRIPTION

TOTAL OB/XF 4,095

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		MU-8	25.00	100.00	2,500.00	SF		1.00	1.00	1.00	17.50	17.50	43,750							

REVIEW DATE 08/02/2022 BY DJ Total Acres: 0.00 Total Land Value: 43,750 Market: 0 Agricultural: 0 Common: 43,750 PRINTED 08/02/2023 BY SYS