PT OF LOTS 4 & 5 BLK 309 &
PT OF LOT 1 ALL OF 8 BLK 315
& ABANDONED 9TH & NECTARINE ST

ELEFTERION ALLEN/
2870 B FIRST AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0309-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

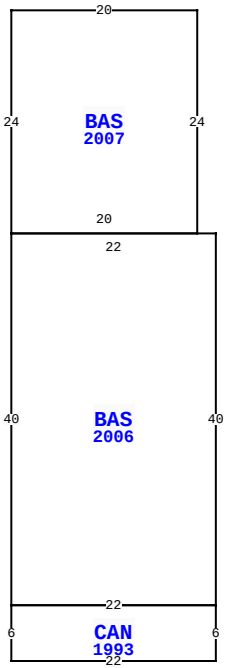
DOR CODE 1100 STORES, 1 STORY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 1095.00

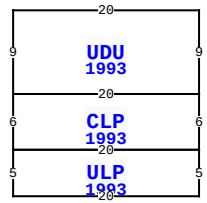
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100	880	84,205
BAS	480	100	480	45,930
CAN	132	30	40	3,828
CLP	120	30	36	3,444
UDU	180	30	54	5,167
ULP	100	15	15	1,436
TOTALS	1,892		1,505	144,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,505	90.7200	132.90	200,014	1969	1995	0	0	0	28.00	72.00

1 RETAILSTOR – 0% - 0 Heated Area: 1360 HX Base Yr





1453 S 8TH ST, FERNANDINA BEACH

BLD DATE	01/20/2022	KK	LGL DATE	
XF DATE	01/20/2022	KK	LAND DATE	05/25/2023 DC
INC DATE			AG DATE	

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	0803	ASPHALT C	0	0	0	0	4,454.00	SF	2.00	2.00	100	1969	1969	3	50	4,454	
2	0430	CL FNC 6B	0	0	0	0	30.00	LF	9.70	9.70	100	1990	1990	3	28	81	
3	0811	CONCRETE B	0	0	36	20	720.00	SF	5.20	5.20	100	1980	1980	3	35	1,310	
4	0810	CONCRETE A	0	0	38	5	190.00	SF	6.50	6.50	100	1969	1969	3	21	259	
5	0443	STK FNC 6'	0	0	0	0	32.00	LF	10.00	10.00	100	1999	1999	3	20	64	
6	0855	CONC PAVER	0	0	0	0	8,099.00	SF	7.00	7.00	100	2007	2007	3	89	50,457	
7	0830	FLAGSTONE	0	0	18	4	44.00	SF	8.40	8.40	100	2007	2007	3	89	329	
8	0825	BRICK	0	0	21	9	189.00	SF	8.75	8.75	100	2007	2007	3	97	1,604	
9	0830	FLAGSTONE	0	0	0	0	136.00	SF	8.40	8.40	100	2007	2007	3	89	1,017	
10	0476	VF 6 SBPL	0	0	0	0	64.00	LF	32.00	32.00	100	2007	2007	3	74	1,516	

LAND DESCRIPTION

TOTAL OB/XF 61,091

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	001100	C	STORE 1FLR	0	0003	CI	190.00	100.00	19,000.00	SF		1.00	1.00	1.00	12.50	12.50	237,500							

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	144,010
TOTAL MARKET OB/XF VALUE	69,182
TOTAL LAND VALUE - MARKET	237,500
TOTAL MARKET VALUE	450,692
SOH/AGL Deduction	199,803
ASSESSED VALUE	250,889
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	250,889
TOTAL JUST VALUE	450,692
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	322,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633156	REMODEL-BATHROOM	1,800	10/01/2016
R1615125	ROOF	3,200	07/01/2016
M11316	MECH OTHER	0	04/01/2006
C17259	NEW CONSTR	0	01/01/2006
B17259	NEW CONSTR	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2186/1604	3/07/2018	QC	U	I	11	84,800
GRANTOR: TYRE MARION M III						
GRANTEE: ELEFTERION ALLEN						
1337/0004	7/28/2005	WD	Q	I		300,000
GRANTOR: RIPLEY JOSEPH M JR						
GRANTEE: ELEFTERION ALLEN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W20 S24 BAS=[YR=2006] S40 CAN=[YR=1993] S6 E22 N6 W22 $ E22 N40 W22 $ E20 N24 $ PTR= E20 UDU=[YR=1993] E20 S9 CLP=[YR=1993] S6 ULP=[YR=1993] S5 W20 N5 E20$ W20 N6 E20$ W20 N9$ W20$.

REVIEW DATE 01/20/2022 BY KK Total Acres: 0.00 Total Land Value: 237,500 Market: 0 Agricultural: 0 Common: 237,500 PRINTED 08/02/2023 BY SYS

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PT OF LOT 1 ALL OF 8 BLK 315
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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1095.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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TOTAL JUST VALUE	450,692
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	322,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE	01/20/2022	KK	LGL DATE			
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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
12	0476	VF 6 SBPL	0	0	0	0	53.00	LF	43.20	43.20	100	2007	2007	3	74	1,694	
13	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2007	2007	3	74	444	
14	0462	ST/AL FNC	0	0	97	0	388.00	SF	10.00	10.00	100	2007	2007	3	52	2,018	
15	1075	TRELLIS G	0	0	14	9	126.00	SF	35.00	35.00	100	2007	2007	3	52	2,293	
16	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2007	2007	3	92	23	
17	0681	POLE SHED	0	0	19	8	152.00	SF	15.00	15.00	100	2012	2012	3	71	1,619	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 8,091

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

REVIEW DATE 01/20/2022 BY KK Total Acres: 0.00 Total Land Value: 237,500 Market: 0 Agricultural: 0 Common: 237,500 PRINTED 08/02/2023 BY SYS