

LOT 7
PT OR 2008/1901
EX R/W IN OR 83/582

HAYES CHARLES M III & SUZAN PAMELA
1963 S 8TH ST STE B
FERNANDINA BEACH, FL 32034

2024

00-00-30-0120-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	QWERTYCCce00 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,707	100	1,707	55,974
CAN	320	30	96	3,148
TOTALS	2,027		1,803	59,122

L N		OB/XF CODE	DESCRIPTION	BLD CAP	L	W	
1	0803	ASPHALT C	0	0	0	0	
2	0810	CONCRETE A	0	0	0	0	
3	0446	BOX FNC 6'	0	0	0	0	
4	1242	WD DECK A	0	0	9	4	
5	0446	BOX FNC 6'	0	0	0	0	
6	0463	FENCE GATE	0	0	0	0	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D				
1	001700	C	1STORY OFF	0	000				
REVIEW DATE		01/14/2021		BY	HSA				

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1701	04	1,803	100.5795	142.57	257,054	1943	1975	0	0	0	77.00	23.00	
1 OFFICE 1&2 - 0% - 0													
Heated Area: 1707 HX Base Yr													
1963 S 8TH ST, FERNANDINA BEACH													
BLD DATE 02/21/2018 KK LGL DATE 05/25/2023 DC XF DATE 02/21/2018 KK LAND DATE INC DATE AG DATE													

TOTAL OB/XF													
6,532													

NASSAU COUNTY PROPERTY													
PAGE 1 of 1													
VALUATION SUMMARY													
STANDARD													
VALUATION BY													
Tax Group: 8 Tax Dist:													
BUILDING MARKET VALUE 59,122													
TOTAL MARKET OB/XF VALUE 6,532													
TOTAL LAND VALUE - MARKET 126,462													
TOTAL MARKET VALUE 192,116													
SOH/AGL Deduction 17,329													
ASSESSED VALUE 174,787													
TOTAL EXEMPTION VALUE 0													
BASE TAXABLE VALUE 174,787													
TOTAL JUST VALUE 192,116													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 196,123													
PERMIT NUM DESCRIPTION AMT ISSUED													
B1327506 REPAIR 3,000 07/01/2013													
SALES DATA													
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE													
2008/1901 10/15/2015 WD Q I 05 350,000													
GRANTOR: BONER EDWARD E JR													
GRANTEE: HAYES CHARLES M III													
1303/1477 3/22/2005 WD U V 07 100													
GRANTOR: BONER EDWARD E JR													
GRANTEE: BONER EDWARD E JR													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1993] W73 S21 CAN=[YR=1994] S6 E31 S4 E14 N4 W1 N6 W44\$ E44 S6 E29 N27\$.													