

HEBERT ISABEL C REVOCABLE TRUST/HEBERT ISABEL C TR
420 S 8TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1025-0011-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		10	ABOVE AVG 100		0320	12	1,667	190.7400	181.20	302,060	2023	2023		0		0	0.00	100.00	VALUATION BY		STANDARD													
Roof Structur		03	GABLE/HIP 100		1 TOWNHOUSE - 100% - 2024										Heated Area: 1560					HX Base Yr 2024					Tax Group: 2		Tax Dist:							
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE					302,060									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					4,460									
Interior Floo		13	LVT/LAMNT 60																	TOTAL LAND VALUE - MARKET					65,000									
Interior Floo		14	CARPET 40																	TOTAL MARKET VALUE					371,520									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					0									
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					371,520									
Bedrooms			2 100																	TOTAL EXEMPTION VALUE					HX HB 50,000									
Bathrooms			2.5 100																	BASE TAXABLE VALUE					321,520									
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					371,520									
Stories		2.	2. 100																	NCON VALUE					306,520									
Units			0 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE					65,000																								
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE 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		330	100	330	59,796																													
BAS		406	100	406	73,567																													
FOP		108	30	32	5,798																													
FOP		108	30	32	5,798																													
FOP		128	30	38	6,886																													
FUS		824	100	824	149,309																													
STP		9	10	1	181																													
STR		40	10	4	725																													
TOTALS		1,953		1,667	302,060																													
EXTRA FEATURES					2020 S 8TH ST, FERNANDINA BEACH										BLD DATE					LGL DATE														
															XF DATE					LAND DATE														
															INC DATE					AG DATE														
L N	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	0855	CONC PAVER	0 100	0 0	340.00	SF	10.00	10.00	100	2024	2023		100	3,400																				
2	0462	ST/AL FNC	0 100	19 4	76.00	SF	10.00	10.00	100	2024	2023		100	760																				
3	0463	FENCE GATE	0 100	0 0	1.00	UT	300.00	300.00	100	2024	2023		100	300																				
LAND DESCRIPTION					TOTAL OB/XF										4,460																			
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	DENSITY	DECL	FRZ	YR	CONSRV										
1	000810	C	TOWNHOUSE1	100		MU-8	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000																	