



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION					VALUATION SUMMARY					STANDARD					PAGE 1 of 1														
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD												
														BUILDING MARKET VALUE			0												
														TOTAL MARKET OB/XF VALUE			0												
														TOTAL LAND VALUE - MARKET			200,000												
														TOTAL MARKET VALUE			200,000												
														SOH/AGL Deduction			0												
														ASSESSED VALUE			200,000												
														TOTAL EXEMPTION VALUE			0												
														BASE TAXABLE VALUE			200,000												
														TOTAL JUST VALUE			200,000												
														NCON VALUE			0												
														INCOME VALUE			0												
														PREVIOUS YEAR MKT VALUE			200,000												
DOR CODE 1000 VACANT COMMERCIAL																													
MAP NUM MKT AREA 01																													
NEIGHBORHOOD/LOC 1005.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																													
EXTRA FEATURES 217 S 8TH ST, FERNANDINA BEACH																													
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														
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	001000	C	COMMERCIAL	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	40.00	40.00	200,000												
TOTAL OB/XF 0																													
REVIEW DATE 06/09/2021 BY KXX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS																													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081195	ADDITION	1,500	07/25/2008
20081196	DEMOLITION	1,500	07/25/2008
20080761	REPAIR/RRF	4,300	05/05/2008
20080362	REPAIR/RRF	6,800	03/10/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2575/0082	7/01/2022	WD	Q	V	01	200,000
GRANTOR: BERA RAJESH & RANJAN						
GRANTEE: MORENC ROGER & HEAT						
2130/0454	6/27/2017	WD	Q	V	02	76,000
GRANTOR: VICTORIAN VENTURES IN						
GRANTEE: BERA RAJESH & RANJA						

BUILDING NOTES

BUILDING DIMENSIONS