



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	77,102
FOP	24	30	7	662
TOTALS	840		823	77,764

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	12	12	144.00	SF	10.00	10.00	100	1988
2	0940	SHEDS/PORT	0 100	6	10	60.00	SF	30.00	30.00	100	1988

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-2	75.00	100.00	75.00	FF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	823	117.7000	111.82	92,028	1961	1990	0	0	15.50	84.50
1 SINGLE FAM - 100% - 2022											
Heated Area: 816											
HX Base Yr 2022											
212 N 8TH ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/30/2024 MLU											

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	1242	WD DECK A	0 100	12	12	144.00	SF	10.00	10.00	100	1988	1988	3	20	288	
2	0940	SHEDS/PORT	0 100	6	10	60.00	SF	30.00	30.00	100	1988	1988	3	20	360	

TOTAL OB/XF											
648											
BAS=[YR=1993] W34 S24 E6 FOP=[YR=1993] S4 E6 N4 W6\$ E28 N24\$.											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		77,764	
TOTAL MARKET OB/XF VALUE		648	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		378,412	
SOH/AGL Deduction		164,159	
ASSESSED VALUE		214,253	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		159,253	
TOTAL JUST VALUE		378,412	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		337,236	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100451	REPLACE KIT.CAB.	5,582	03/16/2010
6381	REPAIR/RRF	2,100	02/21/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2510/0588	10/31/2021	QC	U	I	11	100	
GRANTOR: PERRY DONZELL							
GRANTEE: RUSSELL EFREM Z ET							
2507/0564	3/26/2021	QC	U	I	11	100	
GRANTOR: RUSSELL ELIZABETH							
GRANTEE: RUSSELL EFREM Z ET							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W34 S24 E6 FOP=[YR=1993] S4 E6 N4 W6\$ E28 N24\$.											