

HAIR TONY R & VIRGINIA G
2638 MCGREGOR BLVD
FERNANDINA BEACH, FL 32034

00-00-31-1800-0135-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structure	10	STEEL FRME 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	01	MINIMUM 100		
Interior Floor	03	CONC FINSH 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Fixtures		8 100		
Frame Story Height RMS	05	STEEL 100 13 100 2 100		
Stories Units Occupancy	1.00	1. 100 0 100 OWNER OCC 100		
Quality	03	Quality Level 03		
DOR CODE	2500	REPAIR SERVICE		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	1095.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	93,763
FST	600	50	300	15,627
GOF	80	110	88	4,584
SDG	520	125	650	33,859
TOTALS	3,000		2,838	147,834

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	2,838	73.1952	62.76	178,113	2003	2003	0	0	17.00	83.00	

1 SERV SHOP - 0% - 0

Heated Area: 2400

HX Base Yr

20

30

30

20

FST
2003

60

10

10

30

20

BAS
2003

8

10

8

22

SDG
2003

MARKET ADJUSTMENTS

BLD DATE	03/16/2020	KK	LGL DATE	
XF DATE	03/16/2020	KK	LAND DATE	
INC DATE			AG DATE	

03/16/2020 KK

NASSAU COUNTY PROPERTY

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	147,834
TOTAL MARKET OB/XF VALUE	19,043
TOTAL LAND VALUE - MARKET	914,760
TOTAL MARKET VALUE	1,081,637
SOH/AGL Deduction	677,788
ASSESSED VALUE	403,849
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	403,849
TOTAL JUST VALUE	1,081,637
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,088,261

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1019/1866	11/16/2001	WD	Q	V		235,000

GRANTOR: CROFT JAMES K

GRANTEE: HAIR TONY R & VIRGI

0458/0297

6/01/1985

WD

Q

V

70,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

GOF=[YR=2003] W10 SDG=[YR=2003] W10 BAS=[YR=2003] W60 S30 E60 N30\$ S30 E20 N22 W10 N8\$ S8 E10 N8\$ PTR=N15 FST=[YR=2003] N30 E20 S30 W20\$ S15\$.

EXTRA FEATURES

425 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
1	0402	CONC BUMPE	0	0	0	5.00	UT	25.00	25.00	100	2003	2003	3	87	109	
2	0418	EXHST FAN	0	0	0	2.00	UT	400.00	400.00	100	2003	2003	3	21	168	
3	0422	CL FNC 4'	0	0	0	53.00	LF	15.00	15.00	100	2003	2003	3	61	485	
4	0445	BOX FNC 5'	0	0	0	300.00	LF	8.10	8.10	100	2003	2003	3	21	510	
5	0422	CL FNC 4'	0	0	0	95.00	LF	15.00	15.00	100	2003	2003	3	61	869	
6	0445	BOX FNC 5'	0	0	0	50.00	LF	8.10	8.10	100	2003	2003	3	21	85	
7	0803	ASPHALT C	0	0	0	4,135.00	SF	2.00	2.00	100	2003	2003	3	52	4,300	
8	0810	CONCRETE A	0	0	7	70.00	SF	6.50	6.50	100	2003	2003	3	83	378	
9	0978	SECURTY LT	0	0	0	3.00	UT	450.00	450.00	100	2003	2003	3	61	824	
10	0978	SECURTY LT	0	0	0	2.00	UT	225.00	225.00	100	2003	2003	3	61	275	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002500	C	SRVC SHOPS	0		MU-8	300.00	100.00	30,492.00	SF		1.00	1.00	0.75	40.00	30.00	914,760							
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