

BLOCK 147 LOTS 1 & N1/2 OF 2
IN OR 1589/1349
CITY OF FDNA BEACH

GRIFFIN PHILIP & JANET
608 S 8TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0147-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	2	100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1095.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,125	100	1,125	99,855
CAN	642	30	193	17,131

TOTALS	1,767		1,318	116,986
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	40	12			480.00	SF	6.50
2	0811	CONCRETE B	0	0	0	0			695.00	SF	5.20
3	0812	CONCRETE C	0	0	0	0			2,075.00	SF	4.00
4	0812	CONCRETE C	0	0	0	0			3,929.00	SF	4.00
5	0402	CONC BUMPE	0	0	0	0			11.00	UT	25.00
6	0400	CONC CURB	0	0	0	0			132.00	LF	15.00
7	0470	VNYL GATE	0	0	0	0			1.00	UT	300.00
8	0476	VF 6 SBPL	0	0	0	0			14.00	LF	32.00
9	0443	STK FNC 6'	0	0	0	0			5.00	LF	10.00

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	001700	C	1STORY OFF	0	0003	MU-8	150.00	100.00	15,000.00	SF	1.00

REVIEW DATE 11/30/2022 BY HS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM
1701	04	1,318	109.8562	155.72	205,239	2006	2006	0	0	30	13.00
2 OFFICE 1&2 - 0% - 0											
Heated Area: 1125											
HX Base Yr											
608 S 8TH ST, FERNANDINA BEACH											
BLD DATE 06/15/2021 KK LGL DATE 06/15/2021 KK											
XF DATE 06/15/2021 KK AG DATE 06/15/2021 KK											
INC DATE 06/15/2021 KK											

TOTAL OB/XF											
27,046											
608 S 8TH ST, FERNANDINA BEACH											
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		116,986	
TOTAL MARKET OB/XF VALUE		27,046	
TOTAL LAND VALUE - MARKET		315,000	
TOTAL MARKET VALUE		459,032	
SOH/AGL Deduction		175,168	
ASSESSED VALUE		283,864	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		283,864	
TOTAL JUST VALUE		459,032	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		461,821	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150944	H/AC	3,800	04/30/2015
20060886	SIGN	1,000	04/26/2006
20060887	SIGN	1,000	04/26/2006
20060312	REPAIR/RRF	2,200	02/09/2006
20060211	H/AC	3,000	01/25/2006
20053183	OTHER	2,000	12/15/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1589/1349	10/17/2008	WD	U	I	01
GRANTOR: GRIFFIN PHILIP					
GRANTEE: GRIFFIN PHILIP & JA					
1427/0655	7/12/2006	QC	U	I	07
GRANTOR: PODESTA PETER					
GRANTEE: GRIFFIN PHILIP					

BUILDING NOTES					
GRANTOR: GRIFFIN PHILIP					
GRANTEE: GRIFFIN PHILIP & JA					
1427/0655 7/12/2006 QC U I 07 100					
GRANTOR: PODESTA PETER					
GRANTEE: GRIFFIN PHILIP					

BUILDING DIMENSIONS					
CAN=[YR=2006] W6 BAS=[YR=2006] W45 S25 E45 N25\$ S25 W45 N25					
W6 S31 E57 N31\$.					

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