BLOCK 147 N40 FT OF LOT 8
PT OR 1955/325
CITY OF FDNA BEACH

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

2024

00-00-31-1800-0147-0081

BUILDING CHARACTERISTICS

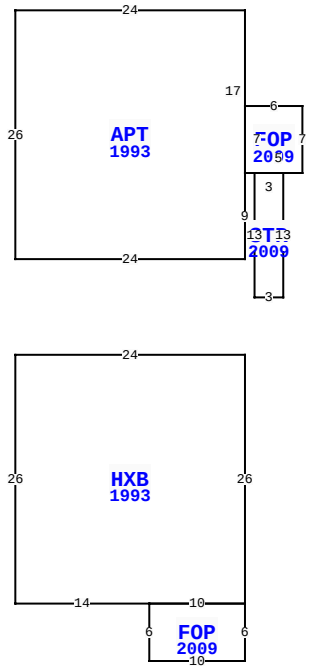
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	624	100	624	62,915
FOP	42	30	13	1,311
FOP	60	30	18	1,815
HXB	624	100	624	62,915
STR	39	10	4	403
TOTALS	1,389		1,283	129,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,283	102.7520	128.44	164,789	1954	1980	0	0	0	21.50	78.50

1 DUPLEX – 0% - 0 Heated Area: 1248 HX Base Yr



BLD DATE	03/27/2015 KK
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

815 FIR ST U&D, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	129,359
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	229,359
SOH/AGL Deduction	93,143
ASSESSED VALUE	136,216
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	136,216
TOTAL JUST VALUE	229,359
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	224,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1955/0325	12/31/2014	WD	U	I	37	50,000
GRANTOR: WEIR MARY						
GRANTEE: GRIFFIN PHIL & JANE						
1436/1462	8/14/2006	WD	U	I	07	100
GRANTOR: NP EVENSONG INC						
GRANTEE: WEIR MARY						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1993] W24S26E14FOP=[YR=2009] S6E10 N6W10$E10N26$
PTR=N10 APT=[YR=1993] N9 FOP=[YR=2009] E1 STR=[YR=2009]
S13E3N13 W3$ E5N7W6S7$ N17W24S26E24$ S10$.

EXTRA FEATURES

LN	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

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAM	0	0006	MU-8	40.00	100.00	4,000.00	SF		1.00	1.00	1.00	25.00	25.00	100,000							

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS