

BLOCK 147 S60 FT OF LOT 8
PT OR 1955/325
CITY OF FDNA BEACH

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

2024

00-00-31-1800-0147-0082



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	09
Interior Floo	14
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	1.5
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	02
Occupancy	00

Quality	02
DOR CODE	0800
MAP NUM	
NEIGHBORHOOD/LOC	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,439	100	1,439	114,142
FCP	320	25	80	6,345
FOP	12	30	4	317
UST	48	45	22	1,745
TOTALS	1,819		1,545	122,551

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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
2	0810	CONCRETE A	0	0	26	390.00	SF	6.50	6.50	100	1987	1987	3	52	1,318	

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	60.00	100.00	6,000.00	SF		1.00	1.00	1.00	25.00	25.00	150,000							

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,545	100.2915	95.28	147,208	1935	1985	0	0	0	83.25
1 SINGLE FAM - 0% - 0											
Heated Area: 1439											
HX Base Yr											
605 S 9TH ST A&B, FERNANDINA BEACH											
BLD DATE 02/04/2015 KK LGL DATE											
XF DATE LAND DATE											
INC DATE AG DATE											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	236,141		
TOTAL MARKET OB/XF VALUE	3,488		
TOTAL LAND VALUE - MARKET	150,000		
TOTAL MARKET VALUE	389,629		
SOH/AGL Deduction	109,603		
ASSESSED VALUE	280,026		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	280,026		
TOTAL JUST VALUE	389,629		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	379,438		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090885	REPAIR/RRF	1,800	07/07/2009
4344	REMODEL	35,000	06/09/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1955/0325	12/31/2014	WD U	I	37	
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	
BAS=[YR=1993] W4 UST=[YR=2009] N6W8S3 FOP=[YR=2009] W4S3E4N3S3E8W36 S33 E7 S7 E17 FCP=[YR=1993] S13 E16 N20 W16 S7 S7 N7 E16 N33 \$.	

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