

BLOCK 15 LOT 3
& PORTION OF SEC 18-3N-29
IN OR 1217/6

O'CONNELL JANICE A REVOC LVG TRUST/O'CONNELL JANIC
1627 S 8TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1540-0015-0030



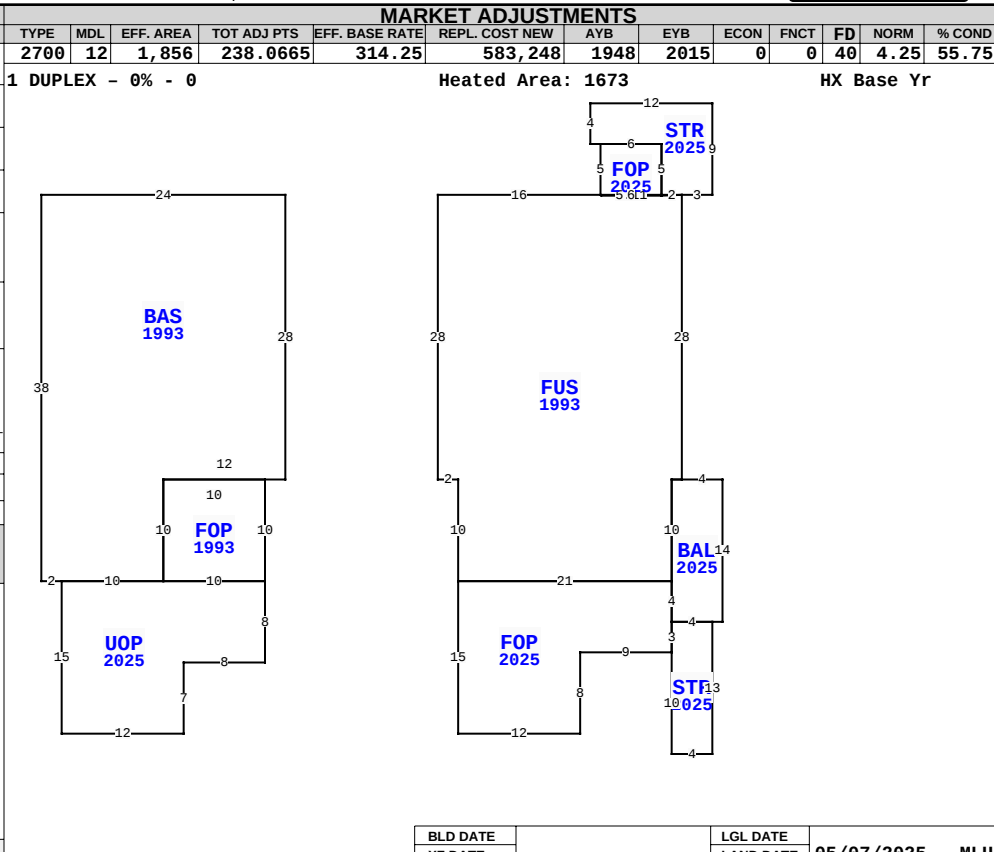
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 50
Exterior Wall	31	HARDIE BRD 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	70	15	2025	10	1,752
BAS	792	100	1993	792	138,754
FOP	100	30	1993	30	5,256
FOP	30	30	2025	9	1,577
FOP	243	30	2025	73	12,789
FUS	881	100	1993	881	154,346
STR	52	10	2025	5	876
STR	73	10	2025	7	1,227
UOP	244	20	2025	49	8,584
TOTALS	2,485			1,856	325,161

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVR	0	0	0	0	1,071.00	SF	10.00
2	1134	LANDSCP BL	0	0	0	0	484.00	SF	3.00
3	0476	VF 6 SBPL	0	0	0	0	204.00	LF	32.00
4	0470	VNYL GATE	0	0	0	0	4.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	0	0006	R-1	75.00	100.00	75.00



871 S FLETCHER AVE, FERNANDINA BEACH				XF DATE					LAND DATE	05/07/2025	MLU
				INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1,071.00	SF	10.00	10.00	100	2025	2024		100	10,710		
484.00	SF	3.00	3.00	100	2025	2024		100	1,452		
204.00	LF	32.00	32.00	100	2025	2024		100	6,528		
4.00	UT	300.00	300.00	100	2025	2024		100	1,200		

TOTAL OB/XF									
19,890									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					325,161				
TOTAL MARKET OB/XF VALUE					19,890				
TOTAL LAND VALUE - MARKET					439,875				
TOTAL MARKET VALUE					784,926				
SOH/AGL Deduction					59,049				
ASSESSED VALUE					725,877				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					725,877				
TOTAL JUST VALUE					784,926				
NCON VALUE					303,181				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					402,631				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0430	CONSTRUCTION OF R	1,500	09/13/2024
20221921	REMODEL	0	04/28/2022
20120720	REPLACE METER TRI	950	04/24/2012
20060901	REPLACE ROT. BOARD	1,000	04/27/2006
20060419	REPLACE 6 WINDOWS	3,000	03/01/2006
972085	REMODEL	2,465	09/24/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1217/0006	3/22/2004	WD	Q	I	01	100	
GRANTOR: O'CONNELL JANICE A							
GRANTEE: O'CONNELL JANICE A T							
0684/0717	7/07/1993	WD	Q	I		96,000	
GRANTOR: BAILEY ROBERT & D							
GRANTEE: O'CONNELL JANICE A							

BUILDING NOTES									
BUILDING DIMENSIONS									
FUS=[YR=1993;ORIG=15,0] E16 D0.1R0.1 E5.11 U0.1R2 S28 W1 S10									
W21 N10 W2 N28 \$									
BAS=[YR=1993;ORIG=0,0] W24 S38 E2 E10 N10 E12 N28 \$									
FOP=[YR=1993;ORIG=-12,38] E10 N10 W10 S10 \$									
PTR=[ORIG=0,0] E15 W15 \$									
UOP=[YR=2025;ORIG=-22,38] E10 E10 S8 W8 S7 W12 N15 \$									
STR=[YR=2025;ORIG=37,0] E2 E3 N9 W12 S4 E1 E6 S5 \$									
FOP=[YR=2025;ORIG=37,-5] W6 S5 E6 N5 \$									
BAL=[YR=2025;ORIG=38,28] E1 E4 S14 W1 W4 N4 N10 \$									
FOP=[YR=2025;ORIG=17,38] E21 S4 S3 W9 S8 W12 N15 \$									
STR=[YR=2025;ORIG=38,42] E4 S13 W4 N10 N3 \$									