BLOCK 8 LOTS 7 8 & 9
IN OR 2117/1512
CITY OF FDNA BEACH

PAGE DAVID PEYTON JR & KIMBERLY PRUITT
1702 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0008-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

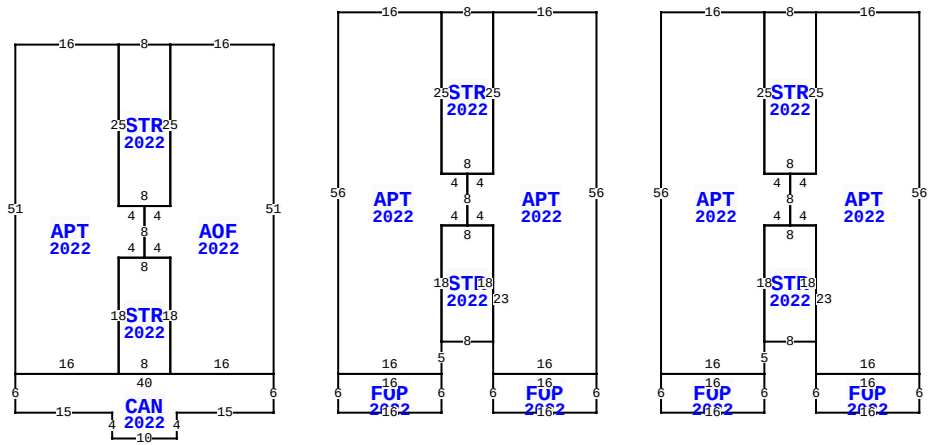
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 60
Roof Cover	12	MODULAR MT 40
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	03	CONC FINSH 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		0 100
Units		6 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	848	100	2022	848	113,177
APT	848	100	2022	848	113,177
APT	928	100	2022	928	123,854
APT	928	100	2022	928	123,854
APT	928	100	2022	928	123,854
APT	928	100	2022	928	123,854
CAN	280	30	2022	84	11,211
FOP	96	30	2022	29	3,870
FOP	96	30	2022	29	3,870
FOP	96	30	2022	29	3,870
TOTALS	7,104			5,710	762,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2801	03	5,710	107.3713	135.29	772,506	2022	2022	0	0	0	1.35	98.65

2 QUAD PLEX - 0% - 2023 Heated Area: 5408 HX Base Yr



** This building has 17 Sub-Areas

224 N 2ND ST, FERNANDINA BEACH

BLD DATE	07/31/2024	REA	LGL DATE
XF DATE	10/18/2022	HS	LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	762,077
TOTAL MARKET OB/XF VALUE	58,177
TOTAL LAND VALUE - MARKET	375,000
TOTAL MARKET VALUE	1,195,254
SOH/AGL Deduction	0
ASSESSED VALUE	1,195,254
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,195,254
TOTAL JUST VALUE	1,195,254
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,164,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200067	NEW CONSTR	679,164	01/19/2021
20190019	DEMOLITION	0	06/19/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2117/1512	4/26/2017	WD	Q	I	01	207,000
GRANTOR: MCCRANIE SUSAN COURTN						
GRANTEE: PAGE DAVID PEYTON J						
1818/0608	9/13/2012	QC	U	I	11	100
GRANTOR: ROWE JASON N						
GRANTEE: MCCRANIE SUSAN COUR						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=2022] N51 W16 STR=[YR=2022] W8 APT=[YR=2022] W16 S51 CAN=[YR=2022] S6 E15 S4 E10 N4 E15 N6 W40$ E16 STR=[YR=2022] E8 N18 W8 S18$ N18 E4 N8 W4 N25$ S25 E8 N25$ S25 W4 S8 E4 S18 E16$ PTR= E50 APT=[YR=2022] N56 W16 STR=[YR=2022] W8 APT=[YR=2022] W16 S56 FOP=[YR=2022] S6 E16 N6 W16$ E16 N5 STR=[YR=2022] E8 N18 W8 S18$ N18 E4 N8 W4 N25$ S25 E8 N25$ S25 W4 S8 E4 S23 FOP=[YR=2022] S6 E16 N6 W16$ E16$ PTR=E50 APT=[YR=2022] N56 W16 STR=[YR=2022] W8 APT=[YR=2022] W16 S56 FOP=[YR=2022] S6 E16 N6 W16$ E16 N5 STR=[YR=2022] E8 N18 W8 S18$ N18 E4 N8 W4 N25$ S25 E8 N25$ S25 W4 S8 E4 S23 FOP=[YR=2022] S6 E16 N6 W16$ E16$ W50$ W50$.

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
1	0812	CONCRETE C	0	0	0	0	1,845.00	SF	4.00	4.00	100	2022	2022	3	99	7,306	
2	0446	BOX FNC 6'	0	0	0	0	90.00	LF	20.00	20.00	100	2022	2022	3	93	1,674	
3	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	98	294	
4	0855	CONC PAVER	0	0	0	0	2,435.00	SF	10.00	10.00	100	2022	2022	3	99	24,107	
5	0400	CONC CURB	0	0	0	0	194.00	LF	15.00	15.00	100	2022	2022	3	99	2,881	
6	1126	CB/STC 8"	0	0	39	1	39.00	SF	8.00	8.00	100	2022	2022	3	99	309	
7	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2022	2022	3	98	2,479	
8	0966	FIRE SPRNK	0	0	0	0	6,440.00	SF	3.00	3.00	100	2022	2022	3	99	19,127	

LAND DESCRIPTION

TOTAL OB/XF 58,177

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	001000	C	COMMERCIAL	0	0006	C-3	75.00	125.00	9,375.00	SF		1.00	1.00	1.00	40.00	40.00	375,000							

REVIEW DATE 10/18/2022 BY HS Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/30/2025 BY SYS