BLK 41 LOT N 1/2 OF 5
IN OR 1877/815
CITY OF FDNA BCH

FRENCH L W & BEVERLY A
1923 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0041-0051

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

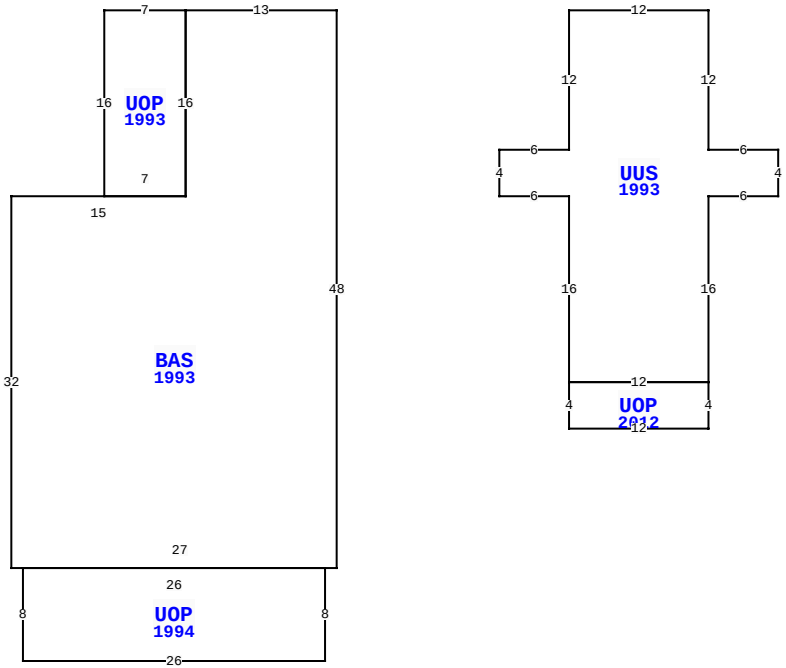
DOR CODE 1200 STORE/OFFICE/RESID
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1993	1,104	75,282
UOP	112	20	1993	22	1,500
UOP	208	20	1994	42	2,864
UOP	48	20	2012	10	682
UUS	432	50	1993	216	14,729
TOTALS	1,904			1,394	95,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	01	1,394	97.7600	136.38	190,114	1900	1980	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 1104 HX Base Yr



125 S 8TH ST, FERNANDINA BEACH

BLD DATE	12/06/2018	KK	LGL DATE	
XF DATE	12/06/2018	KK	LAND DATE	03/27/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	95,057
TOTAL MARKET OB/XF VALUE	4,394
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	324,451
SOH/AGL Deduction	123,486
ASSESSED VALUE	200,965
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	200,965
TOTAL JUST VALUE	324,451
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140259	REPAIR/RRF	1,100	02/07/2014
9189-B	REPAIR/RRF	2,000	07/11/1995
8434	REPAIR/RRF	2,000	07/13/1994
7476	REPAIR/RRF	2,000	12/22/1992
6847	REPAIR/RRF	2,000	12/23/1991
5423	REPAIR/RRF	1,000	06/16/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1877/0815	9/05/2013	WD	U	I	11	100
GRANTOR: FRENCH L W & BEVERLY						
GRANTEE: FRENCH JULIANNE ELI						
0159/0655	1/01/1973	WD	Q	I		14,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 UOP=[YR=1993] W7 S16 E7 N16$ S16 W15 S32 E1 UOP=[YR=1994] S8 E26 N8W26$ E27 N48$ PTR=E20 UUS=[YR=1993] E12 S12 E6 S4 W6 S16 UOP=[YR=2012] S4 W12 N4 E12$ W12 N16 W6 N4 E6 N12$ W20$.

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	0510	GARAGE WD-	0	0	20	18	360.00	SF	35.00	35.00	100	1950	1950	3	20	2,520	
2	0422	CL FNC 4'	0	0	0	0	50.00	LF	15.00	15.00	100	1980	1980	3	20	150	
3	0820	WOOD WALK	0	0	0	0	337.00	SF	11.75	11.75	100	1996	1996	3	40	1,584	
4	0446	BOX FNC 6'	0	0	0	0	35.00	LF	20.00	20.00	100	1996	1996	3	20	140	

LAND DESCRIPTION

TOTAL OB/XF 4,394

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	001200	C	STORE COMB	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	45.00	45.00	225,000							

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS