BLOCK 66 LOT 5
IN OR 223 PG 469
CITY OF FDNA BEACH

REEDER ANNETTE
PO BOX 983
FERNANDINA BEACH, FL 32035-0983

2025

00-00-31-1800-0066-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

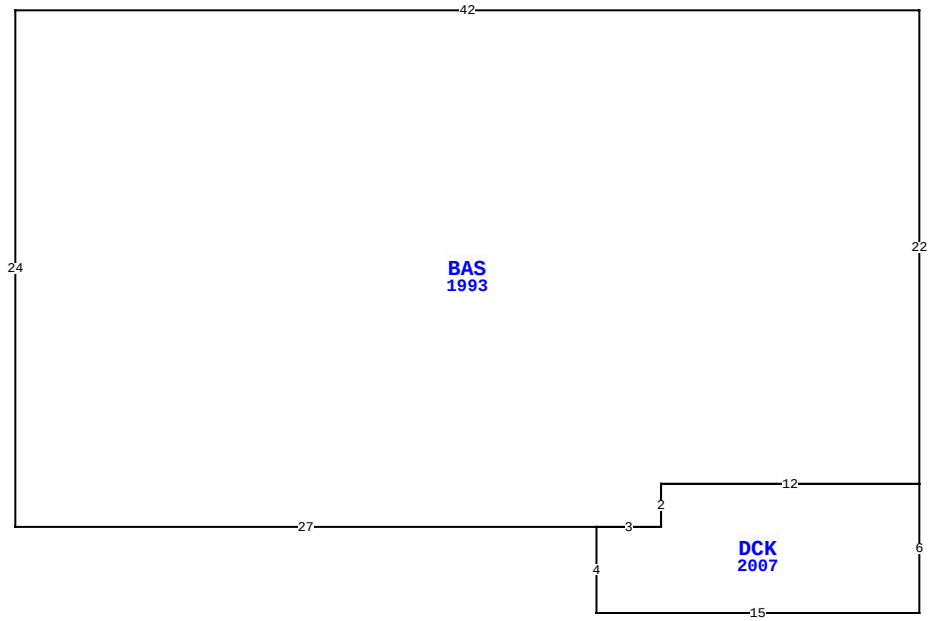
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	1993	984	96,668
DCK	84	10	2007	8	786
TOTALS	1,068			992	97,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	992	111.3210	111.32	110,429	1993	2000	0	0	0	11.75	88.25

1 SINGLE FAM – 100% - 1995 Heated Area: 984 HX Base Yr 1995



429 N 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		97,454
TOTAL MARKET OB/XF VALUE		2,985
TOTAL LAND VALUE - MARKET		297,500
TOTAL MARKET VALUE		397,939
SOH/AGL Deduction		324,382
ASSESSED VALUE		73,557
TOTAL EXEMPTION VALUE	HX HB	48,557
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		397,939
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111761	REPAIR/RRF	3,500	10/03/2011
20100719	H/AC	4,350	05/04/2010
969713	REMODEL	4,226	03/29/1996
969559	REMODEL	9,938	01/30/1996
6089	NEW CONSTR	33,185	10/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S24 E27 DCK=[YR=2007] S4 E15 N6 W12 S2 W3$ E3 N2 E12 N22$.

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	0810	CONCRETE A	0	100	45	10	450.00	SF	6.50	6.50	100	2005	2005	3	84	2,457	
2	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2005	2005	3	22	528	

LAND DESCRIPTION

TOTAL OB/XF 2,985

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	000100	C	RES	100	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	0.70	4,250.00	2,975.00	297,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 297,500 Market: 0 Agricultural: 0 Common: 297,500 PRINTED 07/30/2025 BY SYS