BLOCK 67 LOT 6
CITY OF FDNA BEACH

B&B BUILDERS 89 LLC
10135 GATE PKWY N STE 1001
JACKSONVILLE, FL 32246

2025

00-00-31-1800-0067-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

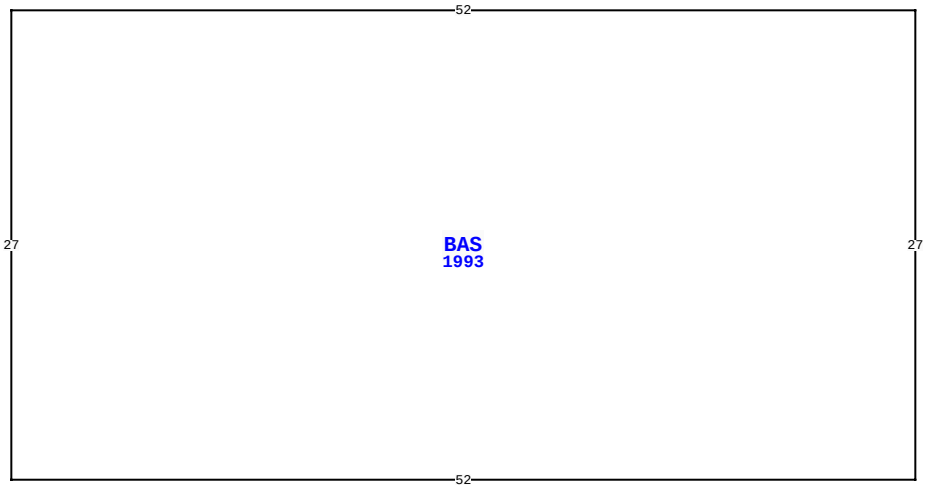
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1993	1,404	104,956
TOTALS	1,404			1,404	104,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,404	95.8360	95.84	134,559	1952	1980	0	0	0	22.00	78.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1404 HX Base Yr



323 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	104,956
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	318,750
TOTAL MARKET VALUE	423,706
SOH/AGL Deduction	0
ASSESSED VALUE	423,706
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	423,706
TOTAL JUST VALUE	423,706
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	400,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033780	H/AC	5,000	09/05/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2785/673	4/29/2025	WD	Q	I	01	163,000
GRANTOR: RAYSOR JOHN H						
GRANTEE: B&B BUILDERS 89 LLC						
2699/572	3/11/2024	FJ	U	I	11	0
GRANTOR: WALKER SARAH RAYSOR E						
GRANTEE: RAYSOR JOHN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S27 E52 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	0.75	4,250.00	3,187.50	318,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 318,750 Market: 0 Agricultural: 0 Common: 318,750 PRINTED 07/30/2025 BY SYS