BLOCK 67 LOT N 3/4 OF 7
IN OR 440 PG 713
CITY OF FDNA BEACH

RAYSOR JOHN H & DIANE S
317 N 8TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0067-0071

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

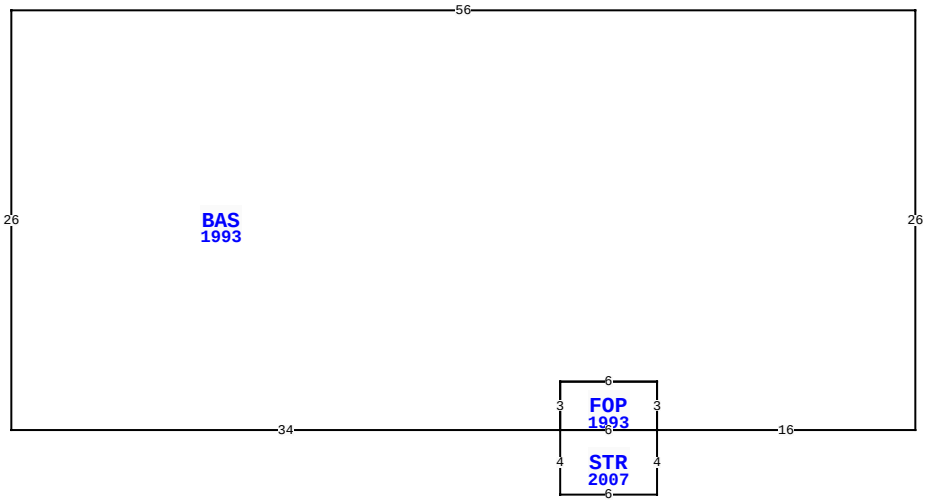
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,438	100	1993	1,438	128,532
FOP	18	30	1993	5	447
STR	24	10	2007	2	178
TOTALS	1,480			1,445	129,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,445	107.6920	107.69	155,612	1988	1990	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1438 HX Base Yr



317 N 8TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		129,158
TOTAL MARKET OB/XF VALUE		3,708
TOTAL LAND VALUE - MARKET		286,875
TOTAL MARKET VALUE		419,741
SOH/AGL Deduction		40,057
ASSESSED VALUE		379,684
TOTAL EXEMPTION VALUE	13	379,684
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		419,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002881	REMODEL	3,573	05/05/2000
8328	XFOB	753	05/17/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0437/0097	10/01/1984	WD	Q	I		6,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S26 E34 STR=[YR=2007] S4 E6 N4 W6$
FOP=[YR=1993] E6 N3 W6 S3$ N3 E6 S3 E16 N26$.

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	0	0	749.00	SF	6.50	6.50	100	1994	1994	3	66	3,213	
2	1242	WD DECK A	0	100	15	15	225.00	SF	10.00	10.00	100	2005	2005	3	22	495	

LAND DESCRIPTION

TOTAL OB/XF 3,708

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	75.00	100.00	75.00	FF		1.00	1.00	0.90	4,250.00	3,825.00	286,875							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 286,875 Market: 0 Agricultural: 0 Common: 286,875 PRINTED 07/30/2025 BY SYS