BLOCK 68 S 1/2 OF LOT 5
IN OR 1001/1091
CITY OF FDNA BEACH

LAWYER BESSIE M
223 N 8TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0068-0051

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

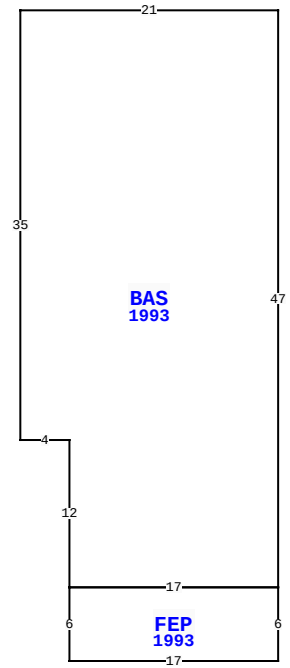
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	939	100	1993	939	65,568
FEP	102	80	1993	82	5,726
TOTALS	1,041			1,021	71,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,021	84.1320	84.13	85,897	1925	1985	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2002 Heated Area: 939 HX Base Yr 2002



223 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		71,295
TOTAL MARKET OB/XF VALUE		307
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		284,102
SOH/AGL Deduction		243,419
ASSESSED VALUE		40,683
TOTAL EXEMPTION VALUE	HX HB DX SX	40,683
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		284,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091405	GAS	1,250	10/14/2009
20033334	REMODEL	1,000	06/24/2003
20033339	REMODEL	3,000	06/24/2003
20033034	REMODEL	22,000	05/01/2003
19984094	REPAIR/RRF	2,800	08/05/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1001/1091	8/07/2001	WD	Q	I	06	17,300

GRANTOR: BENJAMIN CARNELL & RU
GRANTEE: LAWYER BESSIE M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 S35 E4 S12 FEP=[YR=1993] S6 E17 N6 W17 $ E17 N47 $.

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	18	12	216.00	SF	6.50	6.50	100	1970	1970	3	20	281	
2	0810	CONCRETE A	0	100	5	4	20.00	SF	6.50	6.50	100	1970	1970	3	20	26	

LAND DESCRIPTION

TOTAL OB/XF 307

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS