

RUSSELL EFREM Z/PARKER VANZELL ET AL
212 N 8TH STREET
FERNANDINA BEACH, FL 32034

00-00-31-1800-0071-0022

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

05

AVERAGE 100

Roof Structure

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 60

Interior Wall

04

PLYWOOD 40

Interior Floor

08

SHT VINYL 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

2 100

Bathrooms

1 100

Frame

02

WOOD FRAME 100

Stories Units

1.

1. 100
0 100

BUD8 Adjustme

02

DIST FB 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

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

816

100

1993

816

80,916

FOP

24

30

1993

7

694

TOTALS

840

823

81,610

EXTRA FEATURES

L N

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

1242

WD DECK A

0 100

12

12

144.00

SF

10.00

10.00

100

1988

1988

3

20

288

2

0940

SHEDS/PORT

0 100

6

10

60.00

SF

30.00

30.00

100

1988

1988

3

20

360

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

1.00

4,250.00

4,250.00

318,750

REVIEW DATE

11/21/2022

BY

TWA

Total Acres:

0.00

Total Land Value:

318,750

Market:

0

Agricultural:

0

Common:

318,750

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

823

117.7000

117.70

96,867

1961

1990

0

0

0

15.75

84.25

1

SINGLE FAM - 100% - 2022

Heated Area: 816

HX Base Yr 2022

24

24

28

6

6

4

4

6

6

4

4

BAS

1993

FOP

1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/22/2025

MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

81,610

TOTAL MARKET OB/XF VALUE

648

TOTAL LAND VALUE - MARKET

318,750

TOTAL MARKET VALUE

401,008

SOH/AGL Deduction

180,542

ASSESSED VALUE

220,466

TOTAL EXEMPTION VALUE

HX HB VX

55,722

BASE TAXABLE VALUE

164,744

TOTAL JUST VALUE

401,008

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

378,412

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20100451

REPLACE KIT.CAB.

5,582

03/16/2010

6381

REPAIR/RRF

2,100

02/21/1991

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U / I

V I / I

RSN CD

SALE PRICE

2510/0588

10/31/2021

QC

U

I

11

100

GRANTOR: PERRY DONZELL

GRANTEE: RUSSELL EFREM Z ET

2507/0564

3/26/2021

QC

U

I

11

100

GRANTOR: RUSSELL ELIZABETH

GRANTEE: RUSSELL EFREM Z ET

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S24 E6 FOP=[YR=1993] S4 E6 N4 W6\$ E28 N24\$.