BLOCK 71 S34 FT OF LOT 4
CITY OF FDNA BEACH

O'CONNER BARBARA
226 8TH ST N
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0071-0042

BUILDING CHARACTERISTICS

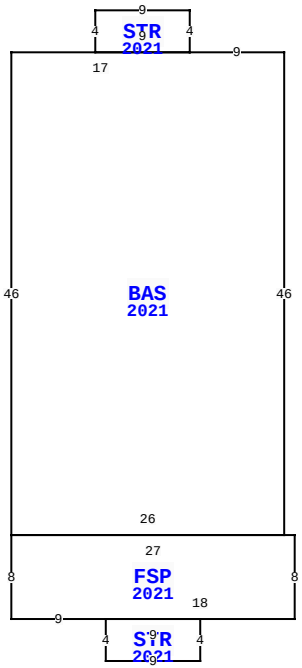
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,196	100	2021	1,196	157,188
FSP	216	40	2021	86	11,303
STR	36	10	2021	4	526
STR	36	10	2021	4	526
TOTALS	1,484			1,290	169,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0200	01	1,290	132.7560	119.48	154,129	2021	2021	0	0	110	1.00	110.00

2 SFR MODULR – 100% - 2022 Heated Area: 1196 HX Base Yr 2022



226 N 8TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		169,542
TOTAL MARKET OB/XF VALUE		1,589
TOTAL LAND VALUE - MARKET		144,500
TOTAL MARKET VALUE		315,631
SOH/AGL Deduction		130,723
ASSESSED VALUE		184,908
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,186
TOTAL JUST VALUE		315,631
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200781	CO ISSUED	0	10/20/2021
20200781	NEW CONSTR	0	02/08/2021
20200017	DEMOLITION	0	07/22/2020
20172101	DEMOLITION	0	07/10/2017
20151861	MTLRF	3,600	08/12/2015
20052684	REPIPE TO EXIST.F	2,000	09/20/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2507/1064	10/22/2021	WD	Q	I	01	289,900
GRANTOR: HOMEFRONT BY STEPHEN						
GRANTEE: O'CONNER BARBARA						
2250/1087	1/17/2019	WD	Q	I	01	65,000
GRANTOR: LEPIERRE GARY D						
GRANTEE: HOMEFRONT BY STEPHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W9 STR=[YR=2021] N4 W9 S4 E9 $ W17 S46
FSP=[YR=2021] S8 E9 STR=[YR=2021] S4 E9 N4 W9$ E18 N8 W27$
E26 N46$.

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	0855	CONC PAVER	0	100	0	0	146.00	SF	10.00	10.00	100	2021	2021	3	99	1,445	
2	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	100	2021	2021	3	90	144	

LAND DESCRIPTION

TOTAL OB/XF 1,589

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	34.00	100.00	34.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	144,500							

REVIEW DATE 12/08/2021 BY DJ Total Acres: 0.00 Total Land Value: 144,500 Market: 0 Agricultural: 0 Common: 144,500 PRINTED 07/30/2025 BY SYS