BLOCK 147 N40 FT OF LOT 8
PT OR 1955/325
CITY OF FDNA BEACH

GRIFFIN PHIL & JANET
608 S 8TH ST
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1800-0147-0081**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 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 | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

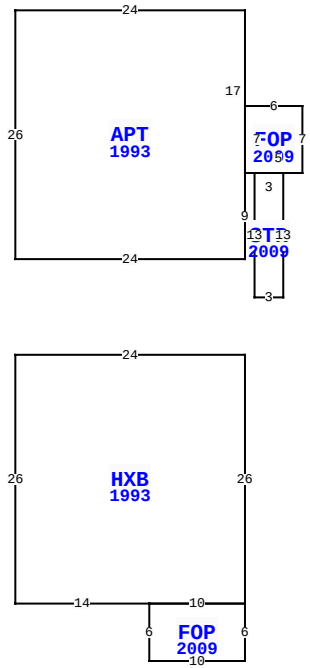
| | | | |
|---|---|---|---|
| DOR CODE | 0800 | MULTI-FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1009.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| APT | 624 | 100 | 1993 | 624 | 66,014 |
| FOP | 42 | 30 | 2009 | 13 | 1,375 |
| FOP | 60 | 30 | 2009 | 18 | 1,904 |
| HXB | 624 | 100 | 1993 | 624 | 66,014 |
| STR | 39 | 10 | 2009 | 4 | 424 |
| TOTALS | 1,389 | | | 1,283 | 135,730 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 01 | 1,283 | 102.7520 | 135.63 | 174,013 | 1954 | 1980 | 0 | 0 | 0 | 22.00 | 78.00 |

1 DUPLEX – 0% - 0 Heated Area: 1248 HX Base Yr




815 FIR ST U&D, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 03/27/2015 | KK | LGL DATE | |
| XF DATE | | | LAND DATE | 04/15/2025 DC |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 135,730 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 120,000 |
| TOTAL MARKET VALUE | 255,730 |
| SOH/AGL Deduction | 105,892 |
| ASSESSED VALUE | 149,838 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 149,838 |
| TOTAL JUST VALUE | 255,730 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 229,359 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1955/0325 | 12/31/2014 | WD | U | I | 37 | 50,000 |
| GRANTOR: WEIR MARY | | | | | | |
| GRANTEE: GRIFFIN PHIL & JANE | | | | | | |
| 1436/1462 | 8/14/2006 | WD | U | I | 07 | 100 |
| GRANTOR: NP EVENSONG INC | | | | | | |
| GRANTEE: WEIR MARY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

HXB=[YR=1993] W24S26E14FOP=[YR=2009] S6E10 N6W10$E10N26$
PTR=N10 APT=[YR=1993] N9 FOP=[YR=2009] E1 STR=[YR=2009]
S13E3N13 W3$ E5N7W6S7$ N17W24S26E24$ S10$.

## 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 | 000800 | C | MULTI-FAMILY | 0 | 0006 | MU-8 | 40.00 | 100.00 | 4,000.00 | SF | | 1.00 | 1.00 | 1.00 | 30.00 | 30.00 | 120,000 | | | | | | | |

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS