BLOCK 198 LOTS 2 & N1/2 OF 3
WEST OF HWY &
BLOCK 315 N1/2 OF LOT 6 &

ELEFTERION ALLEN S & CAROL L
2870 B FIRST AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0198-0022

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

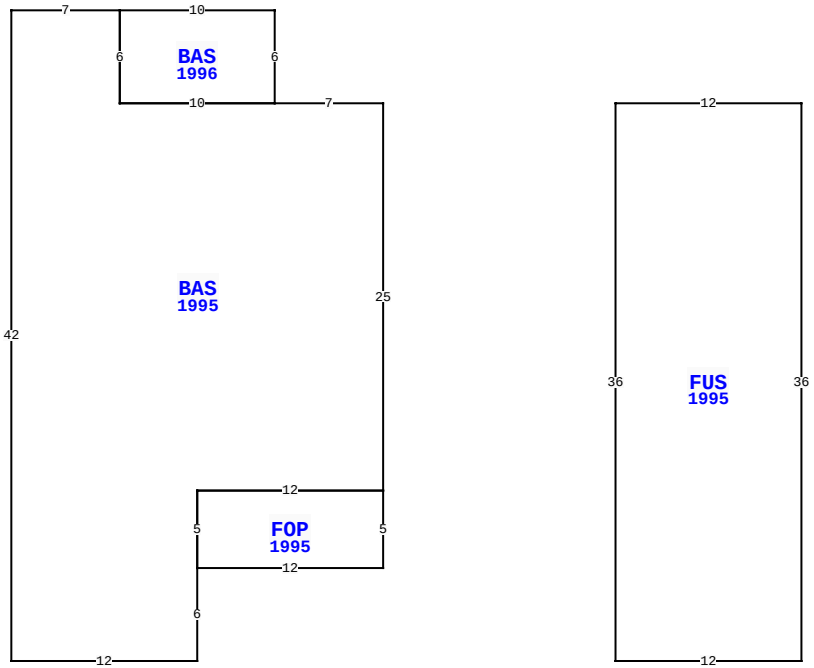
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1095.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	774	100	1995	774	75,238
BAS	60	100	1996	60	5,833
FOP	60	30	1995	18	1,749
FUS	432	100	1995	432	41,993
TOTALS	1,326			1,284	124,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,284	113.3600	113.36	145,554	1995	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 0% - 0 Heated Area: 1266 HX Base Yr



BLD DATE	02/28/2020	KKA	LGL DATE
XF DATE	02/28/2020	KKA	LAND DATE 04/15/2025 DC
INC DATE			AG DATE

1471 S 8TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	151,075
TOTAL MARKET OB/XF VALUE	19,872
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	395,947
SOH/AGL Deduction	135,453
ASSESSED VALUE	260,494
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	260,494
TOTAL JUST VALUE	395,947
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	353,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615124	ROOF	4,000	07/01/2016
B950300	REPAIR/RRF	1,800	03/01/1995
B9401355	REMODEL	2,200	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1311/0813	4/21/2005	WD	Q	I		316,000
GRANTOR: FREY FRANCIS N						
GRANTEE: ELEFTERION ALLEN S						
0908/0840	7/23/1999	WD	Q	I	06	100
GRANTOR: FREY JOANN						
GRANTEE: FREY FRANCIS N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W7 BAS=[YR=1996] N6 W10 S6 E10$ W10 N6 W7 S42 E12 N6 FOP=[YR=1995] E12 N5 W12 S5$ N5 E12 N25$ PTR= E15 FUS=[YR=1995] E12 S36 W12 N36$ W15$.

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	0812	CONCRETE C	0	0	0	0	4,215.00	SF	4.00	4.00	100	1994	1994	3	66	11,128	
2	0424	CL FNC 6'	0	0	0	0	280.00	LF	20.00	20.00	100	1995	1995	3	32	1,792	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
4	0443	STK FNC 6'	0	0	0	0	87.00	LF	10.00	10.00	100	2000	2000	3	20	174	
5	0978	SECURTY LT	0	0	0	0	3.00	UT	337.50	337.50	100	1990	1990	3	27	273	
6	0476	VF 6 SBPL	0	0	0	0	19.00	LF	32.00	32.00	100	2007	2007	3	69	420	
7	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2007	2007	3	69	414	
8	0476	VF 6 SBPL	0	0	0	0	101.00	LF	43.20	43.20	100	2007	2007	3	69	3,011	

LAND DESCRIPTION

TOTAL OB/XF 19,872

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	001200	C	STORE COMB	0	0003	CI	0.00	0.00	15,000.00	SF		1.00	1.00	1.00	15.00	15.00	225,000							

REVIEW DATE 02/28/2020 BY KKA Total Acres: 0.34 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS

BLOCK 198 LOTS 2 & N1/2 OF 3
WEST OF HWY &
BLOCK 315 N1/2 OF LOT 6 &

ELEFTERION ALLEN S & CAROL L
2870 B FIRST AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0198-0022

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

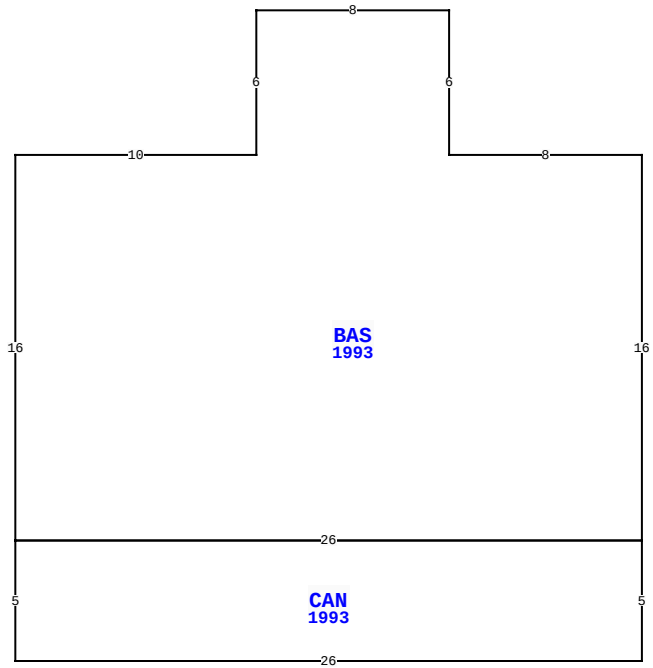
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	11	CLAY TILE 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1095.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	464	100	1993	464	13,869
CAN	130	30	1993	39	1,166
TOTALS	594			503	15,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	01	503	106.3700	149.45	75,173	1962	1962	0	0	0	80.00	20.00

2 OFFICE – 0% - 0 Heated Area: 464 HX Base Yr



1471 S 8TH ST, FERNANDINA BEACH

BLD DATE	02/28/2020	KKA	LGL DATE		
XF DATE	02/28/2020	KKA	LAND DATE	04/15/2025	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	151,075
TOTAL MARKET OB/XF VALUE	19,872
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	395,947
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ASSESSED VALUE	260,494
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	260,494
TOTAL JUST VALUE	395,947
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	353,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1311/0813	4/21/2005	WD	Q	I		316,000
GRANTOR: FREY FRANCIS N						
GRANTEE: ELEFTERION ALLEN S						
0908/0840	7/23/1999	WD	Q	I	06	100
GRANTOR: FREY JOANN						
GRANTEE: FREY FRANCIS N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N6 W8 S6 W10 S16 CAN=[YR=1993] S5 E26 N5 W26 $ E26 N16 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/28/2020 BY KKA Total Acres: 0.34 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS

BLOCK 198 LOTS 2 & N1/2 OF 3
WEST OF HWY &
BLOCK 315 N1/2 OF LOT 6 &

ELEFTERION ALLEN S & CAROL L
2870 B FIRST AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0198-0022

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	01	TYP WD 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

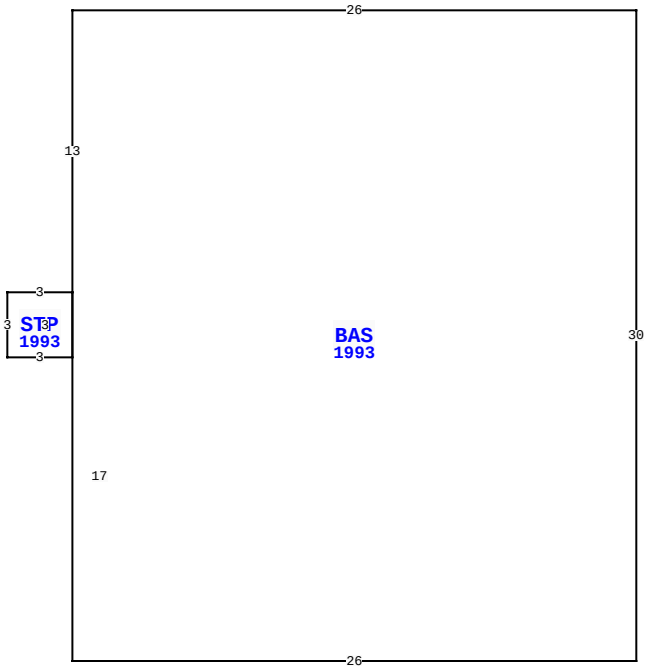
DOR CODE	1200	STORE/OFFICE/RESID	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1095.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	1993	780	11,213
STP	9	10	1993	1	15
TOTALS	789			781	11,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	04	781	62.8425	28.75	22,454	1950	1970	0	0	0	50.00	50.00

3 PREFAB MTL – 0% - 0 Heated Area: 780 HX Base Yr



1471 S 8TH ST, FERNANDINA BEACH

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TOTAL JUST VALUE	395,947
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	353,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: ELEFTERION ALLEN S						
0908/0840	7/23/1999	WD	Q	I	06	100
GRANTOR: FREY JOANN						
GRANTEE: FREY FRANCIS N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S13 STP=[YR=1993] W3 S3 E3 N3$ S17 E26 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/28/2020 BY KKA Total Acres: 0.34 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS