

LOTS 6,7,8 & S1/2 OF LOT 5
IN OR 2389/5
SUB OF SEC 30 R/P OF LOT 11

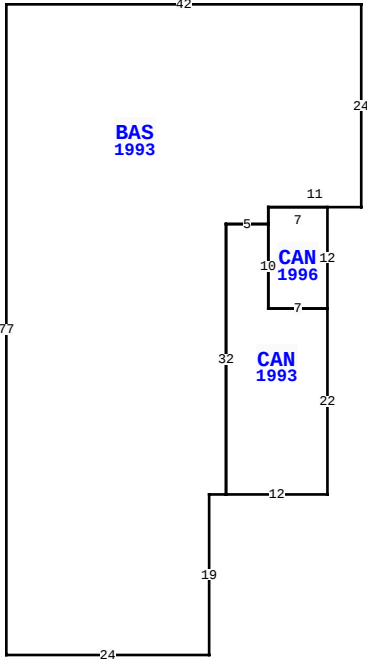
DAHL HOUSE PROPERTIES LLC
1627 S 8TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-30-0680-0005-0020



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 60			
Exterior Wall	05	AVERAGE 40			
Roof Structure	01	FLAT 100			
Roof Cover	02	ROLL COMP 100			
Interior Wall	05	DRYWALL 80			
Interior Wall	06	CUST PANEL 20			
Interior Floor	14	CARPET 90			
Interior Floor	05	ASPH TILE 10			
Ceiling	02	F.NOT SUS 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		5 100			
Frame	03	MASONRY 100			
Story Height		8 100			
RMS		9 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	05	DIST 1A 100			
Occupancy	00	QWERTYCCeY00 03			
DOR CODE		1700 OFFICE BUILDINGS			
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC		2004.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,358	100	1993	2,358	131,444
CAN	314	30	1993	94	5,240
CAN	84	30	1996	25	1,394

MARKET ADJUSTMENTS																					
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
1701	04	2,477	91.0980	135.96	336,773	1949	1985	0	0	0	59.00	41.00									
1 OFFICE 0% - 0																					
Heated Area: 2358																					
HX Base Yr																					
																					
1627 S 8TH ST, FERNANDINA BEACH																					
BLD DATE		04/16/2020		KK		LGL DATE		05/07/2026													
XF DATE																					
INC DATE																					

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			8
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 8 Tax Dist:	
BUILDING MARKET VALUE		138,077	
TOTAL MARKET OB/XF VALUE		14,403	
TOTAL LAND VALUE - MARKET		438,960	
TOTAL MARKET VALUE		591,440	
SOH/AGL Deduction		183,177	
ASSESSED VALUE		408,263	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		408,263	
TOTAL JUST VALUE		591,440	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		483,255	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008554	REPAIR/RRF	0	10/09/2019
B9603476	REMODEL	15,000	11/01/1996
B950290	REPAIR/RRF	4,600	02/01/1995
3138	ADDITION	25,000	03/10/1986
3138	ADDITION	25,000	03/10/1986
3181	NEW BATH	1,000	02/10/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2389/0005	9/02/2020	TD Q	I	01	
GRANTOR: O'CONNELL JANICE REVO					
GRANTEE: DAHL HOUSE PROPERTI					
1217/0017	3/22/2004	WD Q	I	01	100
GRANTOR: O'CONNELL JANICE (1/2					
GRANTEE: O'CONNELL JANICE A					

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0803	ASPHALT C	0	0	0	0	7,925.00	SF	2.00	2.00	100	1986
2	0430	CL FNC 6B	0	0	0	0	184.00	LF	9.70	9.70	100	1980
3	0646	LWN SPRK H	0	0	0	0	12.00	UT	2.00	2.00	100	1996
4	0430	CL FNC 6B	0	0	0	0	102.00	LF	9.70	9.70	100	1993
5	0422	CL FNC 4'	0	0	0	0	57.00	LF	15.00	15.00	100	2000
6	0648	LIGHTS-AV	0	0	0	0	2.00	UT	140.00	140.00	100	1996
7	0855	CONC PAVER	0	0	0	0	190.00	SF	10.00	10.00	100	2019
8	0681	POLE SHED	0	0	18	13	234.00	SF	15.00	15.00	100	2019
9	0855	CONC PAVER	0	0	0	0	37.00	SF	10.00	10.00	100	2019
10	0444	BOX FNC 4'	0	0	0	0	46.00	LF	6.50	6.50	100	2019

LAND DESCRIPTION										TOTAL OB/XF										14,403									
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	001700	C	1STORY OFF	0	0003	CI	175.00	100.00	21,948.00	SF		1.00	1.00	1.00	20.00	20.00	438,960												
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