LOT 120
FOREST HILLS 2 PB 2/77

SHARER MARY ANNE L/E/
808 STANLEY DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-128B-0120-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 60
Interior Wall	05	DRYWALL 40
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

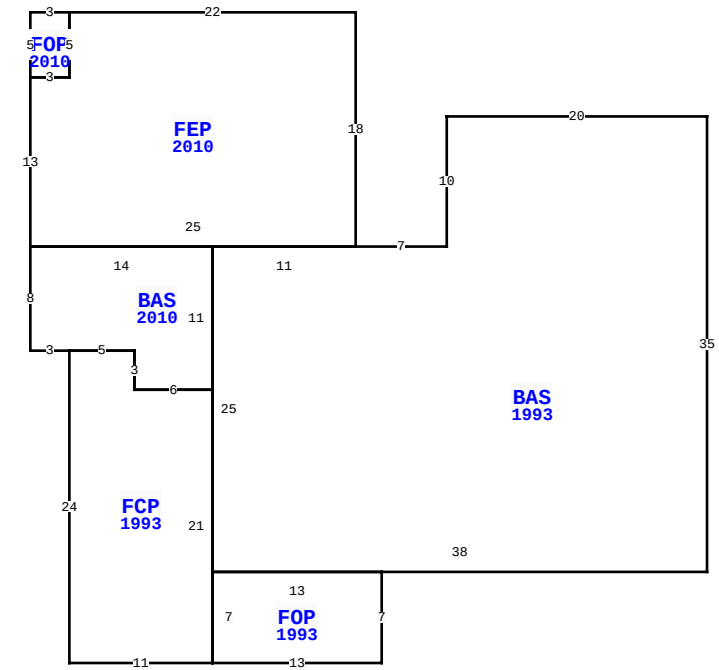
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,150	100	1993	1,150	115,994
BAS	130	100	2010	130	13,112
FCP	246	25	1993	62	6,254
FEP	435	80	2010	348	35,100
FOP	91	30	1993	27	2,723
FOP	15	30	2010	4	403
TOTALS	2,067			1,721	173,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,721	109.5350	115.01	197,932	1952	2000	0	0	0	12.30	87.70

1 SINGLE FAM 100% - 2019 Heated Area: 1280 HX Base Yr 2019



808 STANLEY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		173,586
TOTAL MARKET OB/XF VALUE		480
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		429,066
SOH/AGL Deduction		282,780
ASSESSED VALUE		146,286
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		94,875
TOTAL JUST VALUE		429,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132760	SIDING	6,000	12/05/2013
20101024	GAS	400	06/21/2010
20100715	REMODEL	750	05/04/2010
20100627	TEMP POLE	300	04/09/2010
20100484	REMODEL	750	03/24/2010
20100430	REPAIR/RRF	3,000	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2620/0941	2/09/2023	QC	U	I	11	100
GRANTOR: SHARER MARY ANNE						
GRANTEE: WAIKART DAVID M						
2591/1099	6/30/2022	QC	U	I	11	85,000
GRANTOR: PETTY GUY E						
GRANTEE: SHARER MARY ANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S10 W7 FEP=[YR=2010] N18 W22 FOP=[YR=2010] W3S5E3N5$ S5W3S13 BAS=[YR=2010] S8E3 FCP=[YR=1993] S24E11 FOP=[YR=1993] E13N7W13S7$ N21W6N3W5$ E5S3E6N11W14$ E25$ W11S25E38 N35$.

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	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1995	1995	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 480

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-1	75.00	178.00	1.00	LT		1.00	1.00	1.00	255,000.00	255,000.00	255,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS