BLOCK 40 N1/2 OF LOT 5
CITY OF FDNA BEACH

ELDER JOSEPH & SHARLEEN
227 S 8TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0040-0051

BUILDING CHARACTERISTICS

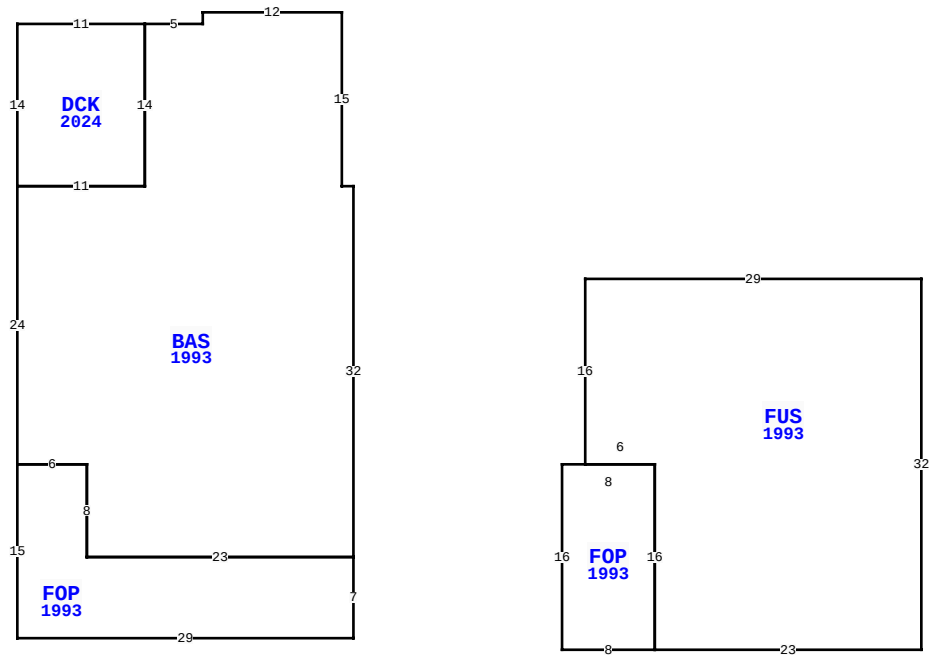
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,130	100	1993	1,130	323,951
DCK	154	10	2024	15	4,300
FOP	128	30	1993	38	10,894
FOP	251	30	1993	75	21,501
FUS	832	100	1993	832	238,520
TOTALS	2,495			2,090	599,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0500	11	2,090	158.0779	262.41	548,437	1900	2000	0	109	09.25	12.25	109.25

1 SFR CUST 100% - 2025 Heated Area: 1962 HX Base Yr 2025



227 S 8TH ST, FERNANDINA BEACH

BLD DATE	07/20/2020 KK	LGL DATE	
XF DATE	07/20/2020 KK	LAND DATE	04/15/2025 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		599,167
TOTAL MARKET OB/XF VALUE		442
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		824,609
SOH/AGL Deduction		7,118
ASSESSED VALUE		817,491
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		766,080
TOTAL JUST VALUE		824,609
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		795,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220946	MTL ROOF	0	04/18/2022
20122173	SIGN	400	10/22/2012
20111564	ELEC OTHER	400	09/07/2011
20111311	SIGNS	900	08/05/2011
20111311	SIGN	900	08/04/2011
20111130	MECH OTHER	1,500	07/12/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2523/0378	12/20/2021	WD	Q	I	01	475,000
GRANTOR: BROWNING MERIAH						
GRANTEE: ELDER JOSEPH & SHAR						
2291/1330	7/19/2019	WD	Q	I	01	330,000
GRANTOR: RICHARD MADELINE F						
GRANTEE: BROWNING MERIAH						

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1910	1910	3	20	400	
2	1243	WD DECK F	0	100	4	6	24.00	SF	8.00	8.00	100	2006	2006	3	22	42	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-16,-1] W12 S1 W5 S14 W11 S24 E6 S8 E23 N32 W1 N15 $
FUS=[YR=1993;ORIG=5,22] E29 S32 W23 N16 W6 N16 $
FOP=[YR=1993;ORIG=-44,38] S15 E29 N7 W23 N8 W6 $
DCK=[YR=2024;ORIG=-44,0] E11 S14 W11 N14 $
FOP=[YR=1993;ORIG=11,54] W8 N16 E8 S16 $
PTR=[ORIG=0,0] S15 E15 W15 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 442

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	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	45.00	45.00	225,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/09/2026 BY SYS