BLOCK 40 LOT S1/2 OF 5
CITY OF FDNA BEACH

PAGE JONATHAN PAUL REVOCABLE TRUST/PAGE JONATHAN P
95043 POPLAR WAY
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0040-0052

BUILDING CHARACTERISTICS

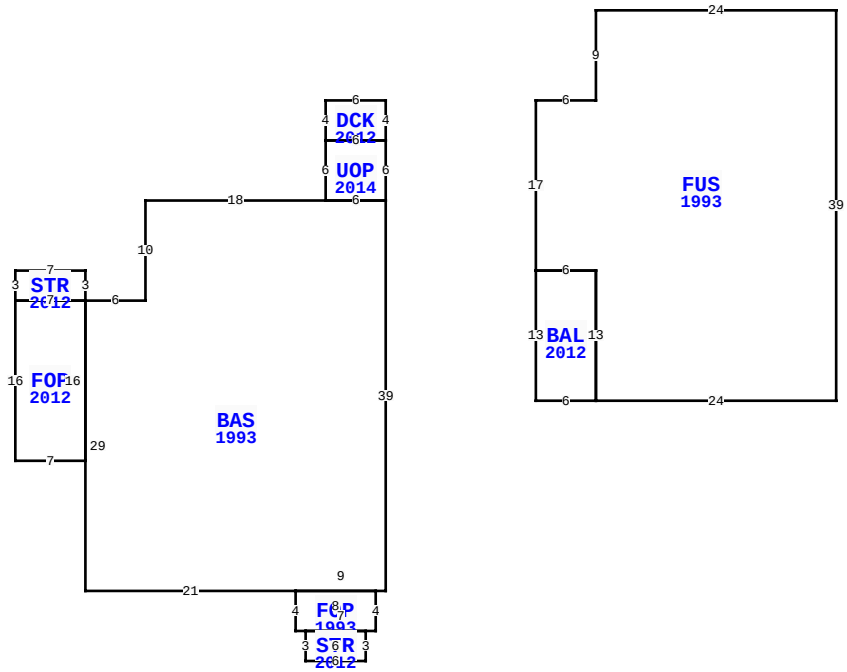
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 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
BAL	78	15	2012	12	3,215
BAS	1,110	100	1993	1,110	297,380
DCK	24	10	2012	2	536
FOP	32	30	1993	10	2,679
FOP	112	30	2012	34	9,109
FUS	1,038	100	1993	1,038	278,091
STR	18	10	2012	2	536
STR	21	10	2012	2	536
UOP	36	20	2014	7	1,875
TOTALS	2,469			2,217	593,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	HS	NORM	% COND
0500	11	2,217	161.3942	267.91	593,956	1900	1990	0	0	-25	15.75	100.00

1 SFR CUST 0% - 2023 Heated Area: 2148 HX Base Yr



229 S 8TH ST, FERNANDINA BEACH

BLD DATE	06/10/2021	KK	LGL DATE	
XF DATE	06/10/2021	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	593,956
TOTAL MARKET OB/XF VALUE	675
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	819,631
SOH/AGL Deduction	107,283
ASSESSED VALUE	712,348
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	712,348
TOTAL JUST VALUE	819,631
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	801,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210177	REPAIR - WINDOWS	23,039	04/23/2021
20140818	ADDITION	500	04/25/2014
20131667	ADDITION	21,500	07/16/2013
20121808	SIGN	1,040	09/03/2012
20121567	ELEC OTHER	800	08/02/2012
20121563	REMODEL	3,000	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2687/85	12/28/2023	TD	U	I	11	100
GRANTOR: PAGE DAVID PEYTON REV						
GRANTEE: PAGE JONATHAN PAUL						
2570/1728	6/13/2022	WD	Q	I	01	750,000
GRANTOR: CORMIER HEIDI						
GRANTEE: PAGE DAVID PEYTON R						

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
6	1242	WD DECK A	0	0	30	5	150.00	SF	10.00	10.00	100	2012	2012	3	45	675	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-6,10] W18 S10 W6 S29 E21 E9 N39 W6 $
FUS=[YR=1993;ORIG=15,0] E6 N9 E24 S39 W24 N13 W6 N17 $
FOP=[YR=2012;ORIG=-37,20] S16 E7 N16 W7 $
BAL=[YR=2012;ORIG=21,30] W6 N13 E6 S13 $
UOP=[YR=2014;ORIG=-6,4] S6 E6 N6 W6 $
FOP=[YR=1993;ORIG=-9,49] S4 E1 E7 N4 W8 $
DCK=[YR=2012;ORIG=0,0] W6 S4 E6 N4 $
STR=[YR=2012;ORIG=-30,20] N3 W7 S3 E7 $
STR=[YR=2012;ORIG=-8,53] S3 E6 N3 W6 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 675

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	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