BLOCK 40 LOT S1/2 OF 7
CITY OF FDNA BEACH

217 SOUTH 8TH PARTNERS LLC
11323 PHILLIPS PARKWAY DR E UN
JACKSONVILLE, FL 32256

2026

00-00-31-1800-0040-0072

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

217 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	225,000
SOH/AGL Deduction	0
ASSESSED VALUE	225,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	225,000
TOTAL JUST VALUE	225,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081195	ADDITION	1,500	07/25/2008
20081196	DEMOLITION	1,500	07/25/2008
20080761	REPAIR/RRF	4,300	05/05/2008
20080362	REPAIR/RRF	6,800	03/10/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2839/1247	12/19/2025	WD	Q	V	01	225,000
GRANTOR: MORENC ROGER & HEATHE						
GRANTEE: 217 SOUTH 8TH PARTN						
2575/0082	7/01/2022	WD	Q	V	01	200,000
GRANTOR: BERA RAJESH & RANJAN						
GRANTEE: MORENC ROGER & HEAT						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	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