BLOCK 71 S 75 FT OF LOT 2
CITY OF FDNA BEACH

RUSSELL EFREM Z/PARKER VANZELL ET AL
212 N 8TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0071-0022

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

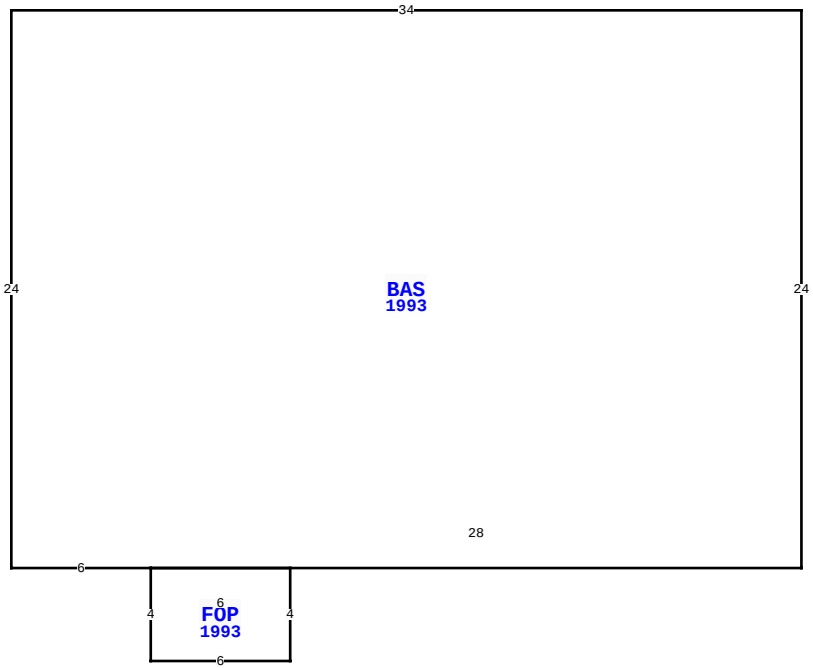
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	84,706
FOP	24	30	1993	7	727
TOTALS	840			823	85,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	823	117.7000	123.58	101,706	1961	1990	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2022 Heated Area: 816 HX Base Yr 2022



212 N 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

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	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	1988	1988	3	20	288	
2	0940	SHEDS/PORT	0	100	6	10	60.00	SF	30.00	30.00	100	1988	1988	3	20	360	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		85,433
TOTAL MARKET OB/XF VALUE		648
TOTAL LAND VALUE - MARKET		318,750
TOTAL MARKET VALUE		404,831
SOH/AGL Deduction		178,412
ASSESSED VALUE		226,419
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		170,008
TOTAL JUST VALUE		404,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100451	REPLACE KIT.CAB.	5,582	03/16/2010
6381	REPAIR/RRF	2,100	02/21/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2510/0588	10/31/2021	QC	U	I	11	100
GRANTOR: PERRY DONZELL						
GRANTEE: RUSSELL EFREM Z ET						
2507/0564	3/26/2021	QC	U	I	11	100
GRANTOR: RUSSELL ELIZABETH						
GRANTEE: RUSSELL EFREM Z ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S24 E6 FOP=[YR=1993] S4 E6 N4 W6$ E28 N24$.

LAND DESCRIPTION

TOTAL OB/XF 648

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-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	318,750							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 318,750 Market: 0 Agricultural: 0 Common: 318,750 PRINTED 07/09/2026 BY SYS