BLOCK 147 S60 FT OF LOT 8
PT OR 1955/325
CITY OF FDNA BEACH

GRIFFIN PHIL & JANET
608 S 8TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0147-0082

NASSAU COUNTY PROPERTY

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 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

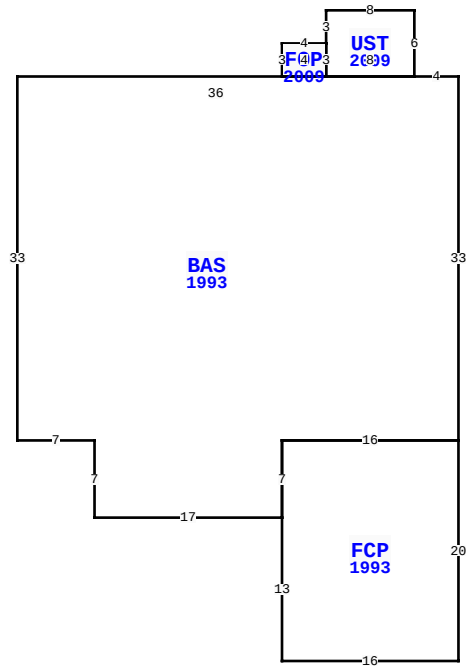
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,439	100	1993	1,439	125,400
FCP	320	25	1993	80	6,972
FOP	12	30	2009	4	348
UST	48	45	2009	22	1,917
TOTALS	1,819			1,545	134,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,545	100.2915	105.31	162,704	1935	1985	0	0	0	17.25	82.75

1 SINGLE FAM 0% - 0 Heated Area: 1439 HX Base Yr



BLD DATE	02/04/2015	KK	LGL DATE
XF DATE			LAND DATE 04/15/2025 DC
INC DATE			AG DATE

605 S 9TH ST A&B, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	259,336
TOTAL MARKET OB/XF VALUE	2,030
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	441,366
SOH/AGL Deduction	102,534
ASSESSED VALUE	338,832
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	338,832
TOTAL JUST VALUE	441,366
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	431,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090885	REPAIR/RRF	1,800	07/07/2009
4344	REMODEL	35,000	06/09/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1955/0325	12/31/2014	WD	U	I	37	50,000
GRANTOR: WEIR MARY						
GRANTEE: GRIFFIN PHIL & JANE						
1436/1462	8/14/2006	WD	U	I	07	100
GRANTOR: NP EVENSONG INC						
GRANTEE: WEIR MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 UST=[YR=2009] N6W8S3 FOP=[YR=2009] W4S3E4N3$S3E8$W36 S33 E7 S7 E17 FCP=[YR=1993] S13 E16 N20 W16 S7 $ N7 E16 N33 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 2,030

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	000800	C	MULTI-FAMILY	0	0006	MU-8	60.00	100.00	6,000.00	SF		1.00	1.00	1.00	30.00	30.00	180,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

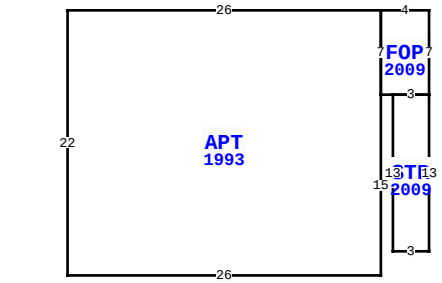
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

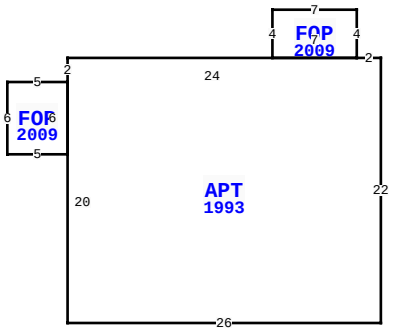
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	572	100	1993	572	60,807
APT	572	100	1993	572	60,807
FOP	28	30	2009	8	850
FOP	28	30	2009	8	850
FOP	30	30	2009	9	957
STR	39	10	2009	4	425
TOTALS	1,269			1,173	124,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,173	98.6860	137.17	160,900	1954	1980	0	0	0	22.50	77.50

2 DUPLEX 0% - 0 Heated Area: 1144 HX Base Yr





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INCOME VALUE	
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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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1436/1462	8/14/2006	WD	U	I	07	100
GRANTOR: NP EVENSONG INC						
GRANTEE: WEIR MARY						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W2 FOP=[YR=2009] N4W7S4E7$ W24S2FOP=[YR=2009] W5S6E5N6$ S20E26 N22$ PTR=N10 APT=[YR=1993] N15 FOP=[YR=2009] E1 STR=[YR=2009] S13E3N13W3$ E3N7W4S7$N7W26S22E26$ S10$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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