BLOCK 47 LOT N1/2 OF 8
IN OR 2319/1079
CITY OF FDNA BEACH

MACK EUGENE JR/JONES CHERRY S ET AL
201 S 9TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0047-0081

BUILDING CHARACTERISTICS

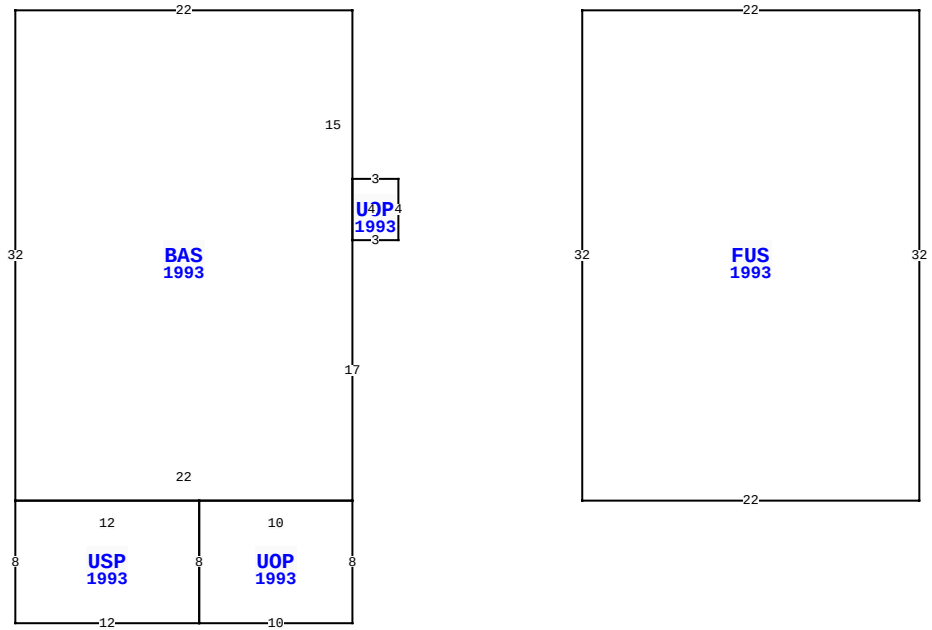
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	704	100	704	61,174
FUS	704	100	704	61,174
UOP	12	20	2	174
UOP	80	20	16	1,390
USP	96	30	29	2,520
TOTALS	1,596		1,455	126,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,455	104.6520	94.45	137,425	1900	2005	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2014 Heated Area: 1408 HX Base Yr 2014



201 S 9TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		126,431
TOTAL MARKET OB/XF VALUE		1,280
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		327,711
SOH/AGL Deduction		227,189
ASSESSED VALUE		100,522
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		50,522
TOTAL JUST VALUE		327,711
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090025	INSULATE & REMODE	27,195	01/08/2009
20090028	ELEC. FOR REMODEL	750	01/08/2009
20090014	PLUMBING FOR REMO	1,800	01/06/2009
20081824	REROOF W/30YR SHN	3,550	12/17/2008
20081825	H/AC	5,000	12/17/2008
20021810	REPAIR SIDING	9,000	10/21/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2319/1079	10/29/2019	QC	U	I	11	100
GRANTOR: MACK EUGENE JR						
GRANTEE: MACK EUGENE JR & CH						
1842/0563	2/22/2013	QC	U	I	11	60,500
GRANTOR: JONES CHERRY S ETAL						
GRANTEE: MACK EUGENE JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S32 USP=[YR=1993] S8 E12 UOP=[YR=1993] E10 N8 W10 S8 $ N8 W12 $ E22 N17 UOP=[YR=1993] E3 N4 W3 S4 $ N15 $ PTR= E15 FUS=[YR=1993] E22 S32 W22 N32$ W15$.

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	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1986	1986	3	20	720	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1965	1965	3	28	560	

LAND DESCRIPTION

TOTAL OB/XF 1,280

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	SFR	100	0006	MU-8	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	40.00	40.00	200,000							

REVIEW DATE 08/14/2018 BY DJX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS