BLOCK 72 LOTS 6 S 2/3 OF 4 &
1/3 OF 5
IN OR 1976/1407

COOPER CAROLYN L/E/
323 N 9TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0072-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

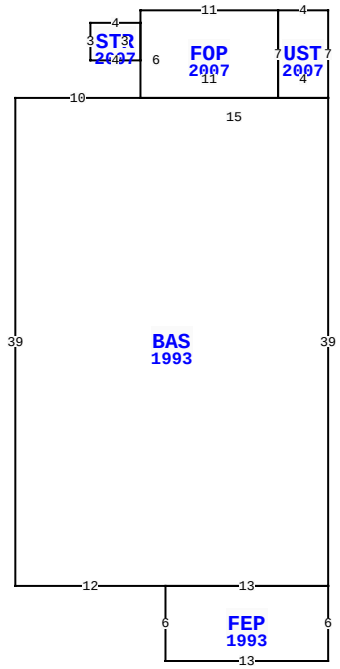
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	975	100	975	59,287
FEP	78	80	62	3,770
FOP	77	30	23	1,399
STR	12	10	1	61
UST	28	45	13	791
TOTALS	1,170		1,074	65,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,074	82.6747	74.61	80,131	1912	1985	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 0 Heated Area: 975 HX Base Yr



323 N 9TH ST, FERNANDINA BEACH

BLD DATE	07/22/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		65,307
TOTAL MARKET OB/XF VALUE		4,752
TOTAL LAND VALUE - MARKET		281,050
TOTAL MARKET VALUE		351,109
SOH/AGL Deduction		281,317
ASSESSED VALUE		69,792
TOTAL EXEMPTION VALUE	HX HB	44,792
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		351,109
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2601/0806	10/28/2022	QC	U	I	11	100
GRANTOR: QUARTERMAN JAQUELINE						
GRANTEE: COOPER CAROLYN J						
2583/0990	8/09/2022	QC	U	I	11	100
GRANTOR: COOPER CAROLYN L/E						
GRANTEE: QUARTERMAN JACQUELI						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2007] W4 FOP=[YR=2007] W11 S1 STR=[YR=2007] W4 S3 E4 N3$ S6 BAS=[YR=1993] W10 S39 E12 FEP=[YR=1993] S6 E13 N6 W13$ E13 N39 W15$ E11 N7$ S7 E4 N7$.

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	0511	GARAGE CB-	0	100	30	18	540.00	SF	40.00	40.00	100	1970	1970	3	22	4,752	

LAND DESCRIPTION

TOTAL OB/XF 4,752

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	R-2	67.00	100.00	67.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	234,500							
2	000100	C	SFR	100	0006	R-2	133.00	100.00	133.00	FF		1.00	1.00	0.10	3,500.00	350.00	46,550							

REVIEW DATE 05/16/2019 BY DJA Total Acres: 0.00 Total Land Value: 281,050 Market: 0 Agricultural: 0 Common: 281,050 PRINTED 08/02/2023 BY SYS