BLOCK 77 N75 FT OF LOT 2
IN OR 2260/1298
CITY OF FDNA BEACH

TROISE NICHOLAS & PAULA
314 N 9TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0077-0021

BUILDING CHARACTERISTICS

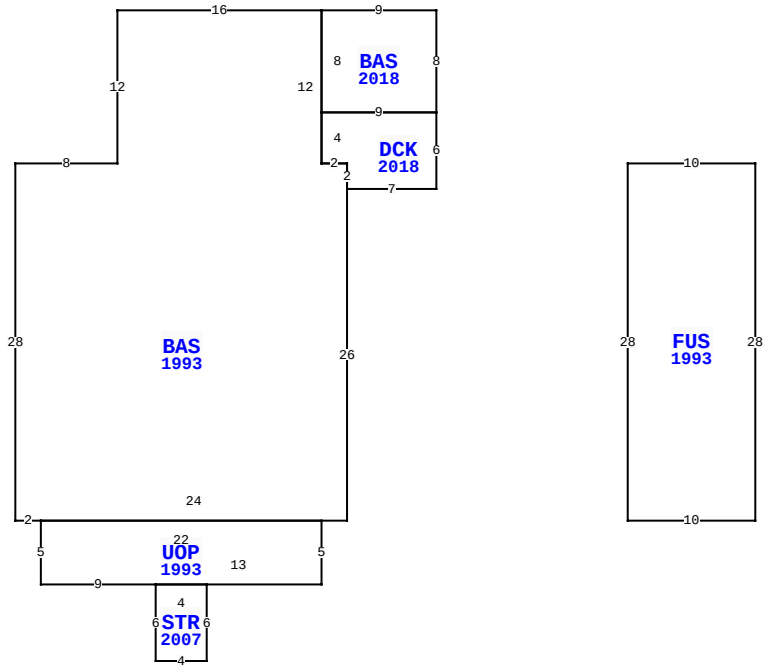
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 70
Roof Cover	03	COMP SHNGL 30
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	920	100	920	124,916
BAS	72	100	72	9,776
DCK	50	10	5	679
FUS	280	100	280	38,018
STR	24	10	2	271
UOP	110	20	22	2,987
TOTALS	1,456		1,301	176,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,301	128.4712	152.56	198,481	1948	2000	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2020 Heated Area: 1272 HX Base Yr 2020



314 N 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		176,648
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		262,500
TOTAL MARKET VALUE		439,148
SOH/AGL Deduction		220,615
ASSESSED VALUE		218,533
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		168,533
TOTAL JUST VALUE		439,148
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182608	REMODEL	15,000	07/26/2018
5233	REPAIR/RRF	800	02/21/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2260/1298	3/08/2019	WD	Q	I	01	258,000
GRANTOR: MCG HOMES LLC						
GRANTEE: TROISE NICHOLAS & P						
2213/1363	7/24/2018	WD	Q	I	03	112,900
GRANTOR: TIFTON NASSAU LLC						
GRANTEE: MCG HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W9 BAS=[YR=1993] W16 S12 W8 S28 E2
UOP=[YR=1993] S5 E9 STR=[YR=2007] S6E4N6W4$ E13N5W22$E24N26
DCK=[YR=2018] E7 N6W9S4E2 S2$ N2W2 N12$S8E9N8$ PTR= E15S12
FUS=[YR=1993] E10 S28W10 N28 $N12 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

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	000100	C	SFR	100	0006	R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	262,500							

REVIEW DATE 11/15/2018 BY DJ Total Acres: 0.00 Total Land Value: 262,500 Market: 0 Agricultural: 0 Common: 262,500 PRINTED 08/02/2023 BY SYS