



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	05	Quality Level 05
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1001.00
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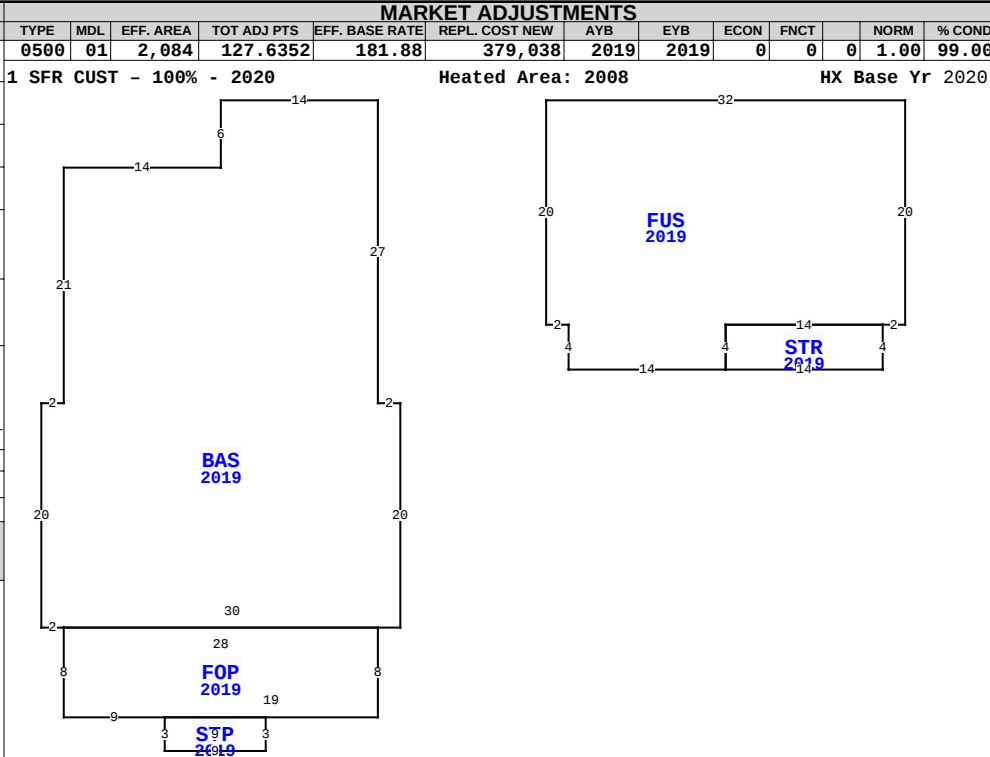
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,312	100	1,312	236,241
FOP	224	30	67	12,064
FUS	696	100	696	125,322
STP	27	10	3	541
STR	56	10	6	1,080

TOTALS	2,315		2,084	375,248
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EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W

1	0855	CONC PAVER	0 100	0 0
2	0855	CONC PAVER	0 100	20 9
3	0855	CONC PAVER	0 100	8 11
4	1076	TRELLIS A	0 100	8 16

LAND DESCRIPTION				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP
1	000100	C	SFR	100



114 N 9TH ST, FERNANDINA BEACH

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

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
1	0855	CONC PAVER	0 100	0 0	783.00	SF	10.00	10.00	100	2019	2019	3	99	7,752	
2	0855	CONC PAVER	0 100	20 9	180.00	SF	10.00	10.00	100	2019	2019	3	99	1,782	
3	0855	CONC PAVER	0 100	8 11	88.00	SF	10.00	10.00	100	2019	2019	3	99	871	
4	1076	TRELLIS A	0 100	8 16	128.00	SF	7.50	7.50	100	2019	2019	3	93	893	

TOTAL OB/XF															11,298
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	175,000							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				375,248	
TOTAL MARKET OB/XF VALUE				11,298	
TOTAL LAND VALUE - MARKET				175,000	
TOTAL MARKET VALUE				561,546	
SOH/AGL Deduction				208,588	
ASSESSED VALUE				352,958	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				302,958	
TOTAL JUST VALUE				561,546	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				440,267	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182889	NEW CONSTR	234,790	08/21/2018
10145-B	DEMOLITION	2,000	11/18/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2317/1163	10/29/2019	WD	Q	I	01	470,000
GRANTOR: MCG HOMES LLC						
GRANTEE: SHEPLER DAVID L						
2183/1785	3/15/2018	WD	Q	V	05	200,000
GRANTOR: DOC SS FLORIDA INVEST						
GRANTEE: MCG HOMES LLC						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2019] W14 S6 W14 S21 W2 S20 E2 FOP=[YR=2019] S8 E9	
STP=[YR=2019] S3 E9 N3 W9\$ E19 N8 W28\$ E30 N20 W2 N27\$	
PTR=E15 FUS=[YR=2019] E32 S20 W2 STR=[YR=2019] S4 W14 N4 E14\$	
W14 S4 W14 N4 W2 N20\$ W15\$.	