BLOCK 129 LOT N1/2 OF 8
IN OR 221 PG 59
CITY OF FDNA BEACH

KIRTSEY KATHERINE EST/KIRTSEY EZEAL ET AL
C/O EZEAL KIRTSEY, 301 S 9TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0129-0081

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

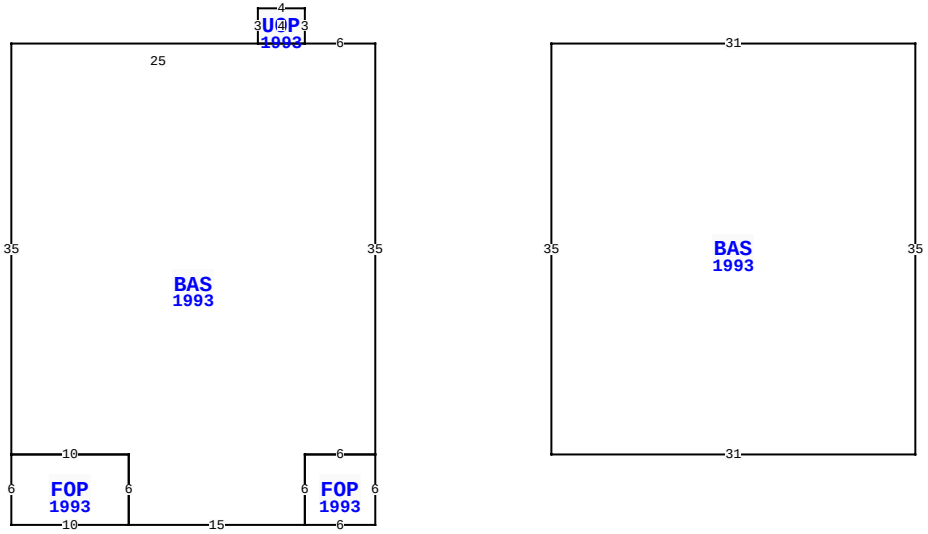
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	05	ASPH TILE 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,085	100	1,085	68,510
BAS	1,175	100	1,175	74,193
FOP	36	30	11	695
FOP	60	30	18	1,136
UOP	12	20	2	126
TOTALS	2,368		2,291	144,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,291	83.7900	75.62	173,245	1926	1985	0	0	0	16.50	83.50

1 SINGLE FAM – 20% - 2022 Heated Area: 2260 HX Base Yr 2022



301 S 9TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		144,660
TOTAL MARKET OB/XF VALUE		384
TOTAL LAND VALUE - MARKET		130,185
TOTAL MARKET VALUE		275,229
SOH/AGL Deduction		33,191
ASSESSED VALUE		242,038
TOTAL EXEMPTION VALUE	HA HAB VX	30,000
BASE TAXABLE VALUE		212,038
TOTAL JUST VALUE		275,229
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0221/0059	1/01/1976	WD	Q	I		22,500
GRANTOR:						
GRANTEE:						
0194/0494	1/01/1975	WD	U	I		1,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W6 W25 S35 E10 S6 E15 N6 E6 N35 $
BAS=[YR=1993;ORIG=15,0] S35 E31 N35 W31 $
FOP=[YR=1993;ORIG=-31,35] S6 E10 N6 W10 $
FOP=[YR=1993;ORIG=-6,41] E6 N6 W6 S6 $
UOP=[YR=1993;ORIG=-6,0] N3 W4 S3 E4 $
PTR=[ORIG=0,0] E15 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	20	8	8	64.00	SF	30.00	30.00	100	1980	1980	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 384

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	20	0006	MU-1	50.00	100.00	4,734.00	SF		1.00	1.00	1.10	25.00	27.50	130,185							

REVIEW DATE 08/14/2018 BY DJX Total Acres: 0.00 Total Land Value: 130,185 Market: 0 Agricultural: 0 Common: 130,185 PRINTED 08/02/2023 BY SYS