BLOCK 133 LOT S1/2 OF 3
L/E IN OR 730/644
CITY OF FDNA BEACH

BLUE ELOISE M L/E/
418 S 9TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0133-0032

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

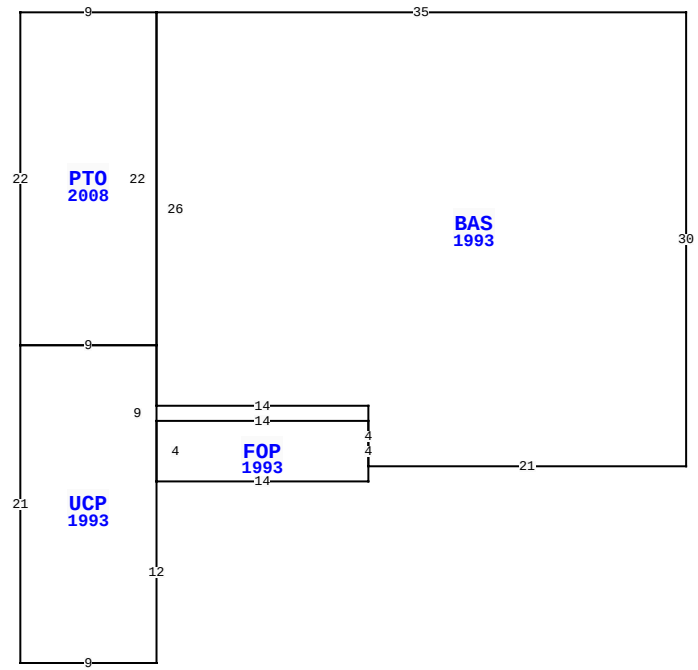
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	994	100	994	74,951
FOP	56	30	17	1,282
PTO	198	5	10	754
UCP	189	20	38	2,865
TOTALS	1,437		1,059	79,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,059	116.8500	105.46	111,682	1963	1985	0	0	0	28.50	71.50

1 SINGLE FAM – 100% - 0 Heated Area: 994 HX Base Yr



418 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		79,853
TOTAL MARKET OB/XF VALUE		2,296
TOTAL LAND VALUE - MARKET		147,240
TOTAL MARKET VALUE		229,389
SOH/AGL Deduction		180,030
ASSESSED VALUE		49,359
TOTAL EXEMPTION VALUE	HX HB SX	49,359
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		229,389
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071479	XFOB	1,000	08/10/2007
20071483	REPAIR/RRF	800	08/10/2007
19990165	REPAIR/RRF	27,000	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0730/0644	5/25/1995	WD	U	I	18	100

GRANTOR: BLUE JAMES A & ELOISE
GRANTEE: BLUE JAMES A & ELOI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 PTO=[YR=2008] W9S22 UCP=[YR=1993] S21E9N12
FOP=[YR=1993] E14N4 W14S4$ N9W9$ E9N22$ S26E14S4 E21 N30$.

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	0825	BRICK	0	100	25	4	100.00	SF	12.50	12.50	100	1963	1963	3	44.8	560	
2	0810	CONCRETE A	0	100	0	0	300.00	SF	6.50	6.50	100	2007	2007	3	89	1,736	

LAND DESCRIPTION

TOTAL OB/XF 2,296

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		MU-8	50.00	100.00	4,908.00	SF		1.00	1.00	1.00	30.00	30.00	147,240							

REVIEW DATE 05/17/2019 BY DJA Total Acres: 0.00 Total Land Value: 147,240 Market: 0 Agricultural: 0 Common: 147,240 PRINTED 08/02/2023 BY SYS