BLOCK 142 LOT 6
IN OR 2348/1968
CITY OF FDNA BEACH

GILBERT REGINA C
6210 NW 170 TERRACE
HIALEAH, FL 33015-4601

2023

00-00-31-1800-0142-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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

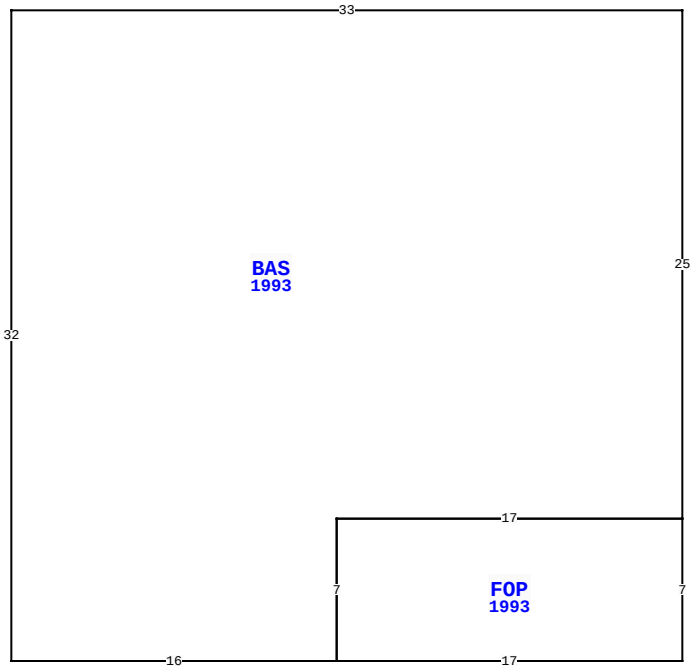
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	937	100	937	68,095
FOP	119	30	36	2,616
TOTALS	1,056		973	70,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	973	98.8000	89.17	86,762	1959	1985	0	0	0	18.50	81.50

1 SINGLE FAM – 0% - 0 Heated Area: 937 HX Base Yr



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

521 S 9TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	70,711
TOTAL MARKET OB/XF VALUE	1,506
TOTAL LAND VALUE - MARKET	300,030
TOTAL MARKET VALUE	372,247
SOH/AGL Deduction	223,792
ASSESSED VALUE	148,455
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,455
TOTAL JUST VALUE	372,247
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	371,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062689	REMODEL	1,000	12/08/2006
20062479	H/AC	3,000	11/07/2006
20062335	REPAIR/RRF	1,200	10/16/2006
20062222	REMODEL	2,000	09/25/2006
20062056	REMODEL	2,000	09/05/2006
991691	REPAIR/RRF	1,000	11/30/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2348/1968	2/21/2020	QC	U	I	11	100
GRANTOR: GILBERT EDWARD F & RE						
GRANTEE: GILBERT REGINA C						
1566/1927	5/16/2008	WD	Q	I		115,000
GRANTOR: NASSAU COMMERCIAL PRO						
GRANTEE: GILBERT REGINA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 S32 E16 FOP=[YR=1993] E17 N7 W17S7$ N7 E17 N25$.

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	0	10	14	140.00	SF	30.00	30.00	100	1980	1980	3	20	840	
2	0810	CONCRETE A	0	0	14	28	392.00	SF	6.50	6.50	100	1959	1959	3	20	510	
3	0810	CONCRETE A	0	0	5	24	120.00	SF	6.50	6.50	100	1959	1959	3	20	156	

LAND DESCRIPTION

TOTAL OB/XF 1,506

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	0	0006	MU-8	100.00	100.00	10,001.00	SF		1.00	1.00	1.00	30.00	30.00	300,030							

REVIEW DATE 03/28/2022 BY DCA Total Acres: 0.00 Total Land Value: 300,030 Market: 0 Agricultural: 0 Common: 300,030 PRINTED 08/02/2023 BY SYS