

BLOCK 143 N1/2 OF LOT 1
IN OR 2126/1047
CITY OF FDNA BEACH

TAYLOR DAVID LAWRENCE JR & AMANDA C
502 S 9TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0143-0011



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 80
Interior Wall	01 MINIMUM 20
Interior Floo	09 PINE WOOD 70
Interior Floo	07 CORK/VTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	02 WOOD FRAME 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	1,104	100	1,104	89,222
FEP	70	80	56	4,526
TOTALS	1,174		1,160	93,748

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
2	0350	CARPORT WD	0 100	22	11	242.00	SF	8.58	8.58	100	2004	2004	3	24	498	
3	0810	CONCRETE A	0 100	14	3	42.00	SF	6.50	6.50	100	2004	2004	3	86	235	
4	0810	CONCRETE A	0 100	0	0	140.00	SF	6.50	6.50	100	2004	2004	3	86	783	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D				
1	000100	C	SFR	100	0006				

REVIEW DATE 03/28/2022 BY DCA Total Acres: 0.00 Total Land Value: 95,920 Market: 0 Agricultural: 0 Common: 95,920 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,160	103.5196	93.43	108,379	1940	1995	0	0	0 13.50	86.50
1 SINGLE FAM - 100% - 2018 Heated Area: 1104 HX Base Yr 2018											
502 S 9TH ST, FERNANDINA BEACH											

BLD DATE	02/04/2015	KK	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		93,748	
TOTAL MARKET OB/XF VALUE		1,516	
TOTAL LAND VALUE - MARKET		95,920	
TOTAL MARKET VALUE		191,184	
SOH/AGL Deduction		95,697	
ASSESSED VALUE		95,487	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		40,487	
TOTAL JUST VALUE		191,184	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		190,755	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2126/1047	6/09/2017	WD	Q	I	01	118,000	
GRANTOR: WEIR CHARLES & NANCY							
GRANTEE: TAYLOR DAVID LAWREN							
1460/0466	11/20/2006	WD	Q	I		164,000	
GRANTOR: SOWELL THOMAS N							
GRANTEE: WEIR MARY ETAL							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W24 S46 E7 FEP=[YR=1993] S5 E14 N5 W14\$ E17 N46\$.	