



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,425	100	1,425	108,433
FCP	350	25	88	6,696
FST	105	55	58	4,413
FUS	1,000	100	1,000	76,093

TOTALS	2,880		2,571	195,635
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	50	9	450.00	SF	6.50
2	0810	CONCRETE A	0	100	10	8	80.00	SF	6.50
3	0940	SHEDS/PORT	0	100	13	10	130.00	SF	30.00
4	0810	CONCRETE A	0	100	7	4	28.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	MU-8	50.00	100.00	5,000.00

REVIEW DATE	03/29/2022	BY	DCA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,571	99.9360	90.19	231,878	1975	1990	0	0	0	15.63	84.37	
1 SINGLE FAM - 100% - 2006													
Heated Area: 2425													
HX Base Yr													

618 S 9TH ST, FERNANDINA BEACH

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

TOTAL OB/XF													
1,993													

Total Acres: 0.00	Total Land Value: 100,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		195,635	
TOTAL MARKET OB/XF VALUE		1,993	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		297,628	
SOH/AGL Deduction		0	
ASSESSED VALUE		297,628	
TOTAL EXEMPTION VALUE		13	297,628
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		297,628	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		296,726	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110412	H/AC	4,500	03/22/2011
20010458	ROOM ADDITION	55,000	03/14/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2025/1280	1/22/2016	FJ U	I	11		100	
GRANTOR: GOWEN CURTIS EDWARD E							
GRANTEE: GOWEN BEVERLY							
2025/1278	1/22/2016	FJ U	I	11		100	
GRANTOR: GOWEN CURTIS EDWARD E							
GRANTEE: GOWEN BEVERLY S							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W40 S25 FST=[YR=1993] S7 FCP=[YR=1993] S20 E20 N10 W5 N10 W15 \$ E15 N7 W15 \$ E15 S17 E25 N42 \$ PTR= E15 FUS=[YR=2004] E40 S25 W40 N25 \$ W15 \$.									