BLOCK 147 S1/2 OF LOT 6
IN OR 1325/755
CITY OF FDNA BEACH

MITCHELL GLYNN B
96972 BLACKROCK RD N
YULEE, FL 32097

2023

00-00-31-1800-0147-0062

BUILDING CHARACTERISTICS

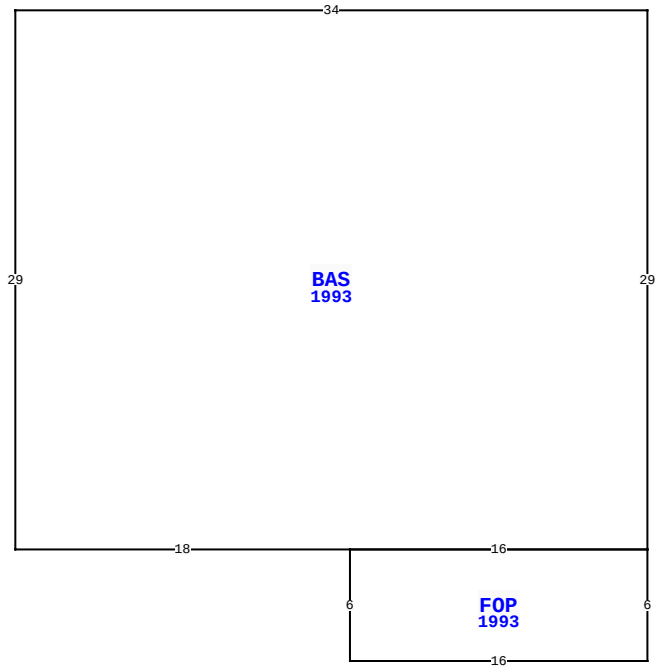
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	986	100	986	81,043
FOP	96	30	29	2,383
TOTALS	1,082		1,015	83,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,015	113.9886	102.87	104,413	1973	1985	0	0	0	20.10	79.90

1 SINGLE FAM – 0% - 0 Heated Area: 986 HX Base Yr



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

621 S 9TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	83,426
TOTAL MARKET OB/XF VALUE	195
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	208,621
SOH/AGL Deduction	82,625
ASSESSED VALUE	125,996
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,996
TOTAL JUST VALUE	208,621
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6392	REPAIR/RRF	2,440	03/01/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1325/0755	6/13/2005	WD	U	I		52,000
GRANTOR: KING JOHNNY T JR & GE						
GRANTEE: MITCHELL GLYNN B						
0159/0156	1/01/1973	WD	U	V		18,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S29 E18 FOP=[YR=1993] S6 E16 N6 W16 $ E16 N29 $.

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	0810	CONCRETE A	0	0	12	10	120.00	SF	6.50	6.50	100	1973	1973	3	25	195	

LAND DESCRIPTION

TOTAL OB/XF 195

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	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	25.00	25.00	125,000							

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS