BLOCK 158 LOTS 3 4 5 6
IN OR 1873/692
CITY OF FDNA BEACH

BON-LEE LLC
1702 22ND AVE N
LAKE WORTH, FL 33460

2023

00-00-31-1800-0158-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

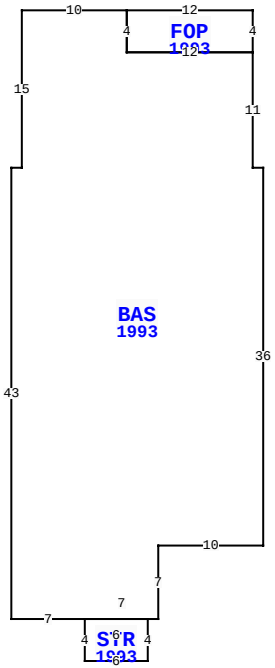
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,244	100	1,244	90,767
FOP	48	30	14	1,022
STR	24	10	2	146
TOTALS	1,316		1,260	91,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,260	108.1600	97.61	122,989	1925	1950	0	0	0	25.25	74.75

1 SINGLE FAM – 0% - 0 Heated Area: 1244 HX Base Yr



806 S 9TH ST, FERNANDINA BEACH

BLD DATE	10/23/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	91,934
TOTAL MARKET OB/XF VALUE	1,886
TOTAL LAND VALUE - MARKET	186,200
TOTAL MARKET VALUE	280,020
SOH/AGL Deduction	104,860
ASSESSED VALUE	175,160
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	175,160
TOTAL JUST VALUE	280,020
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1873/0692	8/14/2013	QC	U	I	11	100
GRANTOR: WILLIAMS CLEMMIE L SR						
GRANTEE: BON-LEE LLC						
1410/0067	5/05/2006	QC	U	I	01	100
GRANTOR: WILLIAMS CLEMMIE LEE						
GRANTEE: WILLIAMS CLEMMIE LE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W12 BAS=[YR=1993] W10 S15 W1 S43 E7
STR=[YR=1993] S4E6N4W6$ E7 N7 E10 N36 W1 N11 W12 N4$ S4 E12 N4$.

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	0	0	171.00	SF	30.00	30.00	100	1980	1980	3	20	1,026	
2	0811	CONCRETE B	0	0	0	0	827.00	SF	5.20	5.20	100	1960	1960	3	20	860	

LAND DESCRIPTION

TOTAL OB/XF 1,886

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	10,640.00	SF		1.00	1.00	1.00	17.50	17.50	186,200							

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 186,200 Market: 0 Agricultural: 0 Common: 186,200 PRINTED 08/02/2023 BY SYS