



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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
BAS	1,258	100
FCP	326	25
UST	66	45
TOTALS	1,650	1,370

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,370	116.1888	104.86	143,658	1947	2000	0	0	0	17.35	82.65
1 SINGLE FAM - 0% - 2023												
Heated Area: 1258												
HX Base Yr												
TOTALS	1,650	1,370	118,733									

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	0	53	10			6.50	100	1982	1982
2	0810	CONCRETE A	0	0	32	3			6.50	100	1982	1982

929 S 9TH ST, FERNANDINA BEACH				BLD DATE		02/04/2015		KK	LGL DATE	
				XF DATE					LAND DATE	
				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
530.00	SF	6.50	6.50	100	1982	1982	3	41	1,412	
96.00	SF	6.50	6.50	100	1982	1982	3	41	256	
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LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	0	0006	MU-8	50.00	100.00	9,773.00	SF		1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	17.50	17.50	171,028							

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY			STANDARD			
Tax Group: 2			Tax Dist:			
BUILDING MARKET VALUE			118,733			
TOTAL MARKET OB/XF VALUE			1,668			
TOTAL LAND VALUE - MARKET			171,028			
TOTAL MARKET VALUE			291,429			
SOH/AGL Deduction			0			
ASSESSED VALUE			291,429			
TOTAL EXEMPTION VALUE			0			
BASE TAXABLE VALUE			291,429			
TOTAL JUST VALUE			291,429			
NCON VALUE			0			
INCOME VALUE						
PREVIOUS YEAR MKT VALUE			291,193			

BUILDING NOTES												
BUILDING DIMENSIONS												
UST=[YR=1993] W11 FCP=[YR=1993] W3 S6 BAS=[YR=1993] W34 S37 E34 N37\$ S22 E14 N22 W11 N6\$ S6 E11 N6\$.												