BLOCK 167 LOTS 29 30
IN OR 1183/876
CITY OF FDNA BEACH

MCNEAR JOHN/MCNEAR LARRY ET AL
905 S 9TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0167-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 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

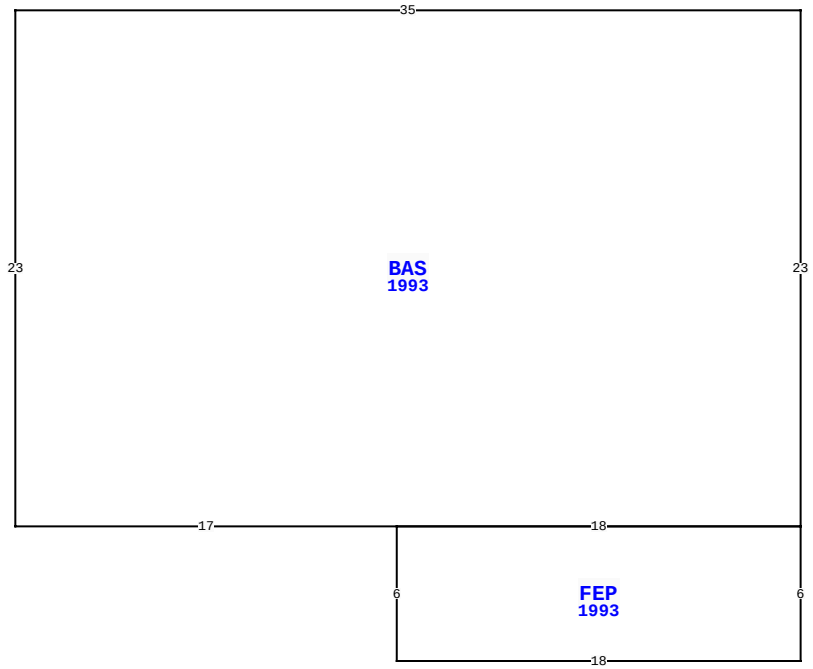
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	805	100	805	39,974
FEP	108	80	86	4,271
TOTALS	913		891	44,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	891	76.9500	69.45	61,880	1962	1980	0	0	0	28.50	71.50

1 SINGLE FAM – 100% - 2003 Heated Area: 805 HX Base Yr 2003



BLD DATE	04/04/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

905 S 9TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		44,244
TOTAL MARKET OB/XF VALUE		198
TOTAL LAND VALUE - MARKET		85,505
TOTAL MARKET VALUE		129,947
SOH/AGL Deduction		89,662
ASSESSED VALUE		40,285
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,285
TOTAL JUST VALUE		129,947
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19959402	REPAIR/RRF	2,699	11/02/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1183/0876	10/23/2003	QC	U	I	01	100
GRANTOR: MCNEAR THELMA L						
GRANTEE: MCNEAR JOHN ET AL (						
0873/1836	3/11/1999	QC	U	I	06	100
GRANTOR: MCNEAR THELMA L						
GRANTEE: MCNEAR JOHN & JOSEP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 S23 E17 FEP=[YR=1993] S6 E18 N6 W18 $ E18 N23 $.

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	100	6	9	54.00	SF	18.30	18.30	100	1990	1990	3	20	198	

LAND DESCRIPTION

TOTAL OB/XF 198

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	100	0006	MU-8	50.00	100.00	4,886.00	SF		1.00	1.00	1.00	17.50	17.50	85,505							

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 85,505 Market: 0 Agricultural: 0 Common: 85,505 PRINTED 08/02/2023 BY SYS