BLOCK 168 LOTS 5 6
CITY OF FDNA BEACH

GLTGM LLC
96972 BLACK ROCK RD
YULEE, FL 32097

**2023**

**00-00-31-1800-0168-0050**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

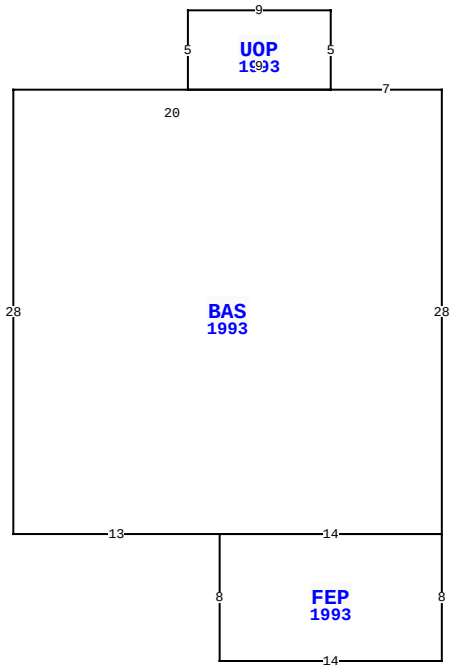
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| 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 | 01 | Quality Level 01 |
| 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 | 756 | 100 | 756 | 38,339 |
| FEP | 112 | 80 | 90 | 4,564 |
| UOP | 45 | 20 | 9 | 456 |
| TOTALS | 913 | | 855 | 43,359 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 855 | 91.3680 | 82.46 | 70,503 | 1942 | 1942 | 0 | 0 | 0 | 38.50 | 61.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 756 HX Base Yr




908 S 9TH ST, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 43,359 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 92,348 |
| TOTAL MARKET VALUE | 135,707 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 135,707 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 135,707 |
| TOTAL JUST VALUE | 135,707 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 135,762 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2851 | REMODEL | 10,000 | 06/01/1984 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2535/1974 | 9/09/2021 | WD | U | I | 11 | 100 |
| GRANTOR: MITCHELL GLYNN BERNAR | | | | | | |
| GRANTEE: GLTGM LLC | | | | | | |
| 2083/0031 | 11/02/2016 | WD | Q | I | 01 | 50,000 |
| GRANTOR: MOORE TRAVIS A ET AL | | | | | | |
| GRANTEE: MITCHELL GLYNN BERN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W7 UOP=[YR=1993] N5 W9 S5 E9 $ W20 S28 E13
FEP=[YR=1993] S8 E14 N8 W14$ E14 N28$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 5,277.00 | SF | | 1.00 | 1.00 | 1.00 | 17.50 | 17.50 | 92,348 | | | | | | | |

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 92,348 Market: 0 Agricultural: 0 Common: 92,348 PRINTED 08/02/2023 BY SYS