BLOCK 168 LOTS 11 & 12
IN OR 2103/1477
CITY OF FDNA BEACH

WOLF COTY
924 S 9TH ST
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1800-0168-0110**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 | 05 | Quality Level 05 |

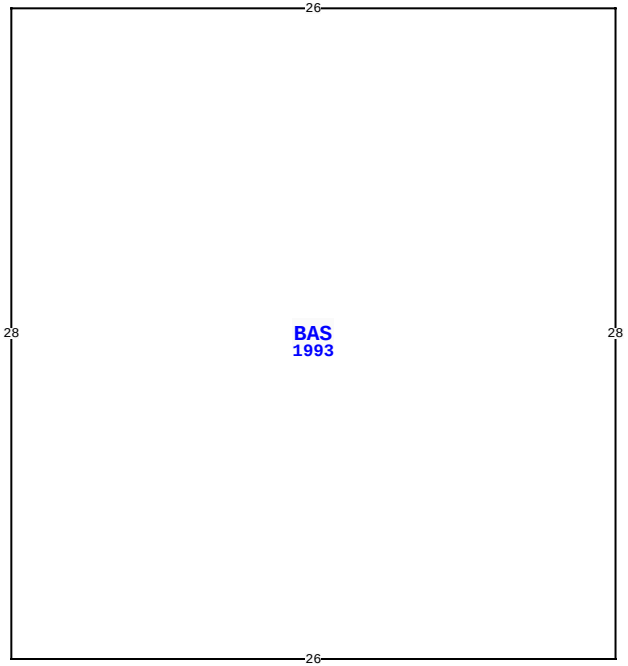
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1009.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 728 | 100 | 728 | 72,456 |
| TOTALS | 728 | | 728 | 72,456 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 728 | 127.4900 | 115.06 | 83,764 | 1940 | 1995 | 0 | 0 | 0 | 13.50 | 86.50 |

1 SINGLE FAM – 100% - 2018 Heated Area: 728 HX Base Yr 2018




924 S 9TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 72,456 |
| TOTAL MARKET OB/XF VALUE | | 3,341 |
| TOTAL LAND VALUE - MARKET | | 92,348 |
| TOTAL MARKET VALUE | | 168,145 |
| SOH/AGL Deduction | | 83,188 |
| ASSESSED VALUE | | 84,957 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 34,957 |
| TOTAL JUST VALUE | | 168,145 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 166,924 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20041085 | CHNGE SRVC | 1,000 | 06/14/2004 |
| 20040999 | REPAIR/RRF | 2,000 | 06/03/2004 |
| 20040856 | DEMOLITION | 1,000 | 05/06/2004 |
| 7215 | REPAIR/RRF | 2,000 | 07/22/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2103/1477 | 2/27/2017 | WD | Q | I | 01 | 119,900 |
| GRANTOR: JONES LAWRENCE | | | | | | |
| GRANTEE: WOLF COTY | | | | | | |
| 2065/0696 | 8/11/2016 | QC | U | I | 11 | 100 |
| GRANTOR: JONES LAWRENCE R | | | | | | |
| GRANTEE: JONES LAWRENCE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W26 S28 E26 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 12 | 120.00 | SF | 30.00 | 30.00 | 100 | 1991 | 1991 | 3 | 20 | 720 | |
| 2 | 0819 | CONC 12" | 0 | 100 | 0 | 0 | 30.00 | SF | 9.50 | 9.50 | 100 | 2004 | 2004 | 3 | 86 | 245 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 10 | 24 | 240.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 24 | 576 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 200.00 | SF | 10.00 | 10.00 | 100 | 2008 | 2008 | 3 | 90 | 1,800 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,341

| 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 | 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