BLOCK 171 LOTS 1 2 3 & 4
IN OR 1372/1837
CITY OF FDNA BEACH

LANG BENJAMIN JR
506 BROCKHAM DRIVE
JACKSONVILLE, FL 32221

2023

00-00-31-1800-0171-0010

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	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

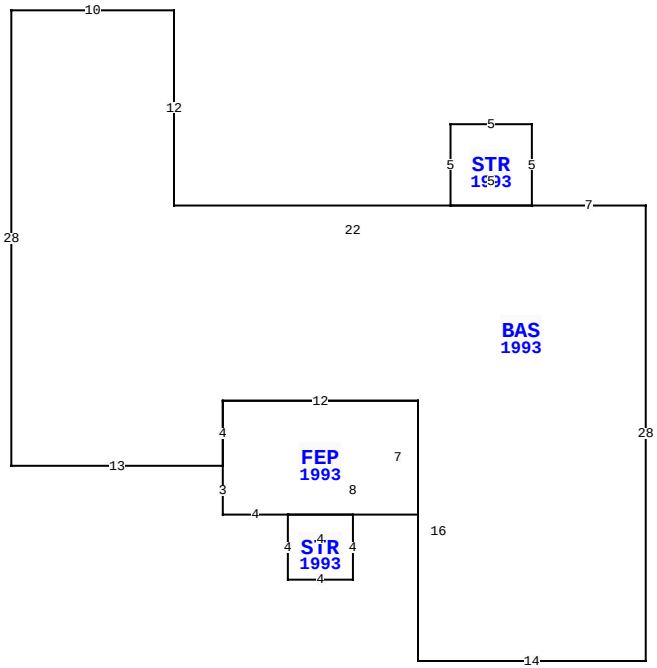
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	27,426
FEP	84	80	67	2,127
STR	16	10	2	63
STR	25	10	2	63
TOTALS	989		935	29,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	935	84.2400	76.03	71,088	1938	1938	0	0	30	28.25	41.75

1 SINGLE FAM – 0% - 0 Heated Area: 864 HX Base Yr



1006 S 9TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	29,679
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	181,738
TOTAL MARKET VALUE	211,417
SOH/AGL Deduction	115,034
ASSESSED VALUE	96,383
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,383
TOTAL JUST VALUE	211,417
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	211,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042279	CHNGE SRVC	2,000	12/06/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1372/1837	12/09/2005	QC	U	I	01	100
GRANTOR: CALHOUN DRUDELLA L						
GRANTEE: LANG BENJAMIN JR						
0108/0072	1/01/1971	TA	Q	V		700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 STR=[YR=1993] N5W5S5E5$ W22 N12 W10 S28 E13 FEP=[YR=1993] S3 E4 STR=[YR=1993] S4E4N4W4$ E8N7W12S4 $ N4E12 S16 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	100.00	100.00	10,385.00	SF		1.00	1.00	1.00	17.50	17.50	181,738							

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 181,738 Market: 0 Agricultural: 0 Common: 181,738 PRINTED 08/02/2023 BY SYS