LOT 38 IN OR 920/1522 &
E1/2 OF LOT 37 IN OR 2266/124
BEACH WALKER VILLAGE PB 4/14

RINEHART MOLLY F LIVING TRUST/RINEHART MOLLY F TRU
9 WOOD DUCK RD
FERNANDINA BEACH, FL 32034-6655

2023

01-6N-29-0200-0038-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,828	100	1,828	250,190
BAS	192	100	192	26,278
FGR	642	55	353	48,314
FOP	178	30	53	7,254
FST	85	55	47	6,432
FUS	1,384	100	1,384	189,422
UOP	314	20	63	8,623
USP	448	30	134	18,340
TOTALS	5,071		4,054	554,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	4,054	125.9579	149.58	606,397	1993	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 1999 Heated Area: 3404 HX Base Yr 1999

9 WOOD DUCK RD, 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: 5	Tax Dist:	
BUILDING MARKET VALUE		554,853
TOTAL MARKET OB/XF VALUE		15,587
TOTAL LAND VALUE - MARKET		675,000
TOTAL MARKET VALUE		1,245,440
SOH/AGL Deduction		705,014
ASSESSED VALUE		540,426
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		485,426
TOTAL JUST VALUE		1,245,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,124,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20215824	REPAIR/RRF	0	05/01/2021
M13235	REPAIR/RRF	0	08/01/2007
B20158	REPAIR/RRF	19,500	07/01/2007
R10522	REPAIR/RRF	500	07/01/2007
B9603565	REMODEL	900	01/01/1997
7772	NEW CONSTR	137,270	01/15/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2346/0878	3/22/2019	SW	U	I	11	100
GRANTOR: RINEHART MOLLY F						
GRANTEE: MOLLY FORD RINEHART						
2346/0874	3/22/2019	TD	U	I	11	100
GRANTOR: RINEHART MOLLY & TAND						
GRANTEE: RINEHART MOLLY F						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] 642$ FST=[YR=1993] 85$ UOP=[YR=1993] 314$
FOP=[YR=1993] 178$ BAS=[YR=1993] 1828$ FUS=[YR=1993] 1384$
BAS=[YR=2007] 192$ USP=[YR=2007] 448$.

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	76	1,520	
2	0812	CONCRETE C	0	100	0	0	1,659.00	SF	4.00	4.00	100	1993	1993	3	68	4,512	
3	0825	BRICK	0	100	16	4	846.00	SF	12.50	12.50	100	1993	1993	3	90	9,518	
5	0445	BOX FNC 5'	0	100	0	0	23.00	LF	8.10	8.10	100	1993	1993	3	20	37	

LAND DESCRIPTION

TOTAL OB/XF 15,587

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							
2	000100	C	SFR	100		RS-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	450,000.00	450,000.00	225,000							

REVIEW DATE 10/29/2021 BY RKA Total Acres: 0.00 Total Land Value: 675,000 Market: 0 Agricultural: 0 Common: 675,000 PRINTED 08/02/2023 BY SYS