

IN OR 1435/1708 &
CASE #45-2008-DR-532
PT OR 1584/1268

BYRNE KAREN D
2878 W 9TH ST
FERNANDINA BEACH, FL 32034

2023

09-3N-29-0000-0003-0100



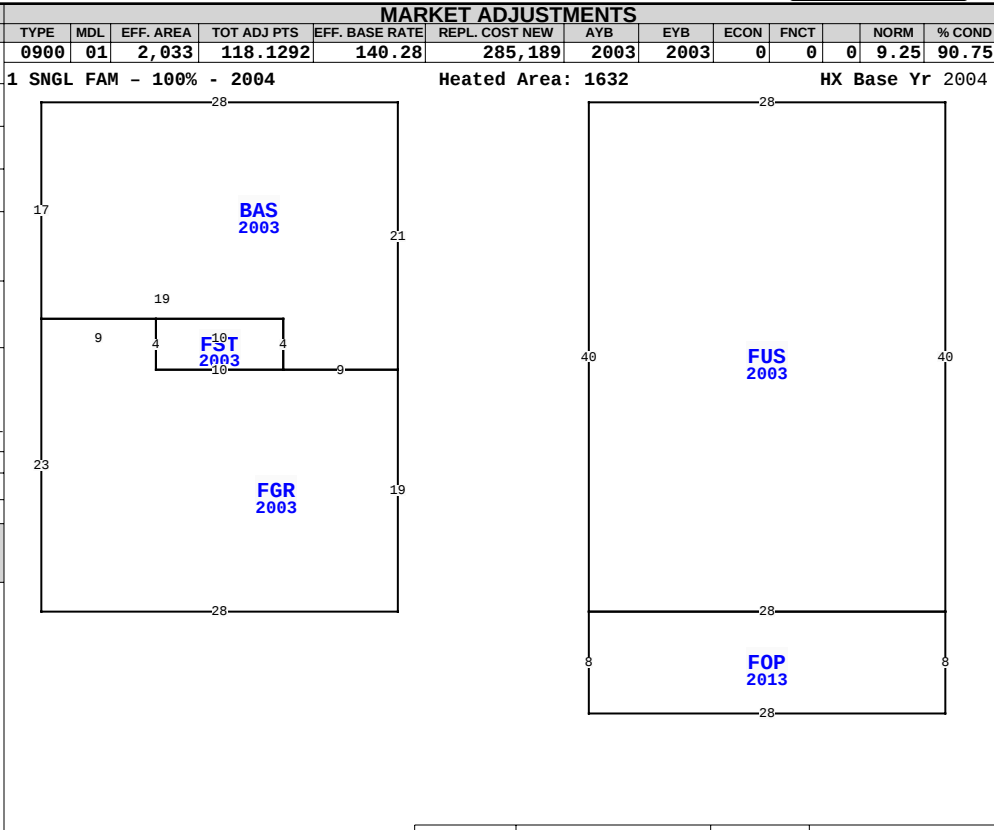
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	512	100	512	65,179
FGR	568	55	312	39,719
FOP	224	30	67	8,530
FST	40	55	22	2,801
FUS	1,120	100	1,120	142,581
TOTALS	2,464		2,033	258,809

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2003
3	1242	WD DECK A	0 100	15	7	105.00	SF	14.00	14.00	100	2003
4	0810	CONCRETE A	0 100	3	4	12.00	SF	6.50	6.50	100	2003
5	0810	CONCRETE A	0 100	0	0	2,417.00	SF	6.50	6.50	100	2003
6	1242	WD DECK A	0 100	11	7	77.00	SF	10.00	10.00	100	2003
7	0681	POLE SHED	0 100	6	4	24.00	SF	15.00	15.00	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		R-2	60.00	100.00	60.00	FF	



TOTAL OB/XF											
14,133											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2003
3	1242	WD DECK A	0 100	15	7	105.00	SF	14.00	14.00	100	2003
4	0810	CONCRETE A	0 100	3	4	12.00	SF	6.50	6.50	100	2003
5	0810	CONCRETE A	0 100	0	0	2,417.00	SF	6.50	6.50	100	2003
6	1242	WD DECK A	0 100	11	7	77.00	SF	10.00	10.00	100	2003
7	0681	POLE SHED	0 100	6	4	24.00	SF	15.00	15.00	100	2005

2878 W 9TH ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						258,809					
TOTAL MARKET OB/XF VALUE						14,133					
TOTAL LAND VALUE - MARKET						300,000					
TOTAL MARKET VALUE						572,942					
SOH/AGL Deduction						328,700					
ASSESSED VALUE						244,242					
TOTAL EXEMPTION VALUE						HX HB SX 100,000					
BASE TAXABLE VALUE						144,242					
TOTAL JUST VALUE						572,942					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						534,983					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112161	DECK REPLACEMENT	2,200	12/05/2011
20032485	H/AC	4,000	02/07/2003
021608	NEW CONSTR	4,000	09/17/2002
20021246	NEW CONSTR	0	07/18/2002
20021203	NEW CONSTR	50,000	07/15/2002

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1435/1708	8/08/2006	QC	U	I	01	100			
GRANTOR: ADAMS CURTIS D & KARE									
GRANTEE: BYRNE KAREN D									
0927/0855	4/06/2000	WD	Q	V		30,000			
GRANTOR: FERREIRA ROBERT P & M									
GRANTEE: ADAMS CURTIS D & KA									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2003] W28 S17 FGR=[YR=2003] S23 E28 N19 W9 FST=[YR=2003] N4 W10 S4 E10 \$ W10 N4 W9 \$ E19 S4 E9 N21 \$ PTR= E15 FUS=[YR=2003] E28 S40 FOP=[YR=2013] S8 W28 N8 E28\$ W28 N40\$ W15\$.											