

SPRESSER MALEIA/SPRESSER KEITH RICHARD
413 S 9TH ST
FERNANDINA BEACH, FL 32034

2024



BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	13	LVT/LAMNT 60		
Interior Floo	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories		2. 2. 100		
Units		0 100		
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	522	100	522	95,432
FGR	378	55	208	38,027
FOP	72	30	22	4,022
FUS	932	100	932	170,388
STR	40	10	4	731
TOTALS	1,944		1,688	308,600

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	337.00	SF	10.00	10.00
2	1242	WD DECK A	0 100	9	4	36.00	SF	10.00	10.00
3	0462	ST/AL FNC	0 100	19	4	76.00	SF	10.00	10.00
4	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000810	C	TOWNHOUSE1	100		MU-8	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	12	1,688	192.4400	182.82	308,600	2023	2023	0	0	0.00	100.00

TOTAL OB/XF 4,790									
L N	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
1	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000	

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		308,600	
TOTAL MARKET OB/XF VALUE		4,790	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		378,390	
SOH/AGL Deduction		0	
ASSESSED VALUE		378,390	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		328,390	
TOTAL JUST VALUE		378,390	
NCON VALUE		313,390	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2675/964	10/16/2023	WD	Q	I	02	505,000

GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: SPRESSER MALEIA						
2469/1615	6/02/2021	WD	Q	V	05	810,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES									
BUILDING DIMENSIONS									
FUS=[YR=2024;ORIG=38,10] E18 S54 W18 N23 E4 N10 W4 N21 \$									
BAS=[YR=2024;ORIG=10,31] E18 S29 W18 N29 \$									
FGR=[YR=2024;ORIG=10,10] E18 S21 W18 N21 \$									
FOP=[YR=2024;ORIG=10,60] E18 S4 W18 N4 \$									
STR=[YR=2024;ORIG=38,31] E4 S10 W4 N10 \$									
.									

REVIEW DATE 12/15/2022 BY TW

Total Acres: 0.00

Total Land Value: 65,000

Market: 0

Agricultural: 0

Common: 65,000

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