BLOCK 47 S1/2 OF LOT 8
IN OR 2086/1561
CITY OF FDNA BEACH

ROBERTS JOSHUA & KATHERINE ABIGAIL
661 PONCE DE LEON DR
FORT LAUDERDALE, FL 33316

**2024**

**00-00-31-1800-0047-0082**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

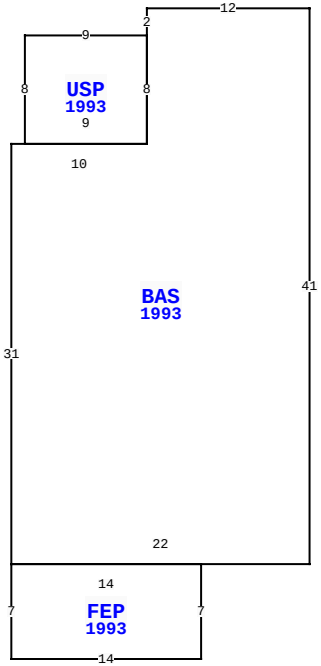
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 08 | SHT VINYL 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| 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 | 802 | 100 | 802 | 79,261 |
| FEP | 98 | 80 | 78 | 7,709 |
| USP | 72 | 30 | 22 | 2,174 |
| TOTALS | 972 | | 902 | 89,143 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 902 | 119.2320 | 113.27 | 102,170 | 1930 | 1997 | 0 | 0 | 0 | 12.75 | 87.25 |

1 SINGLE FAM – 0% - 0 Heated Area: 802 HX Base Yr




205 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 | 89,143 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 200,000 |
| TOTAL MARKET VALUE | 289,143 |
| SOH/AGL Deduction | 148,059 |
| ASSESSED VALUE | 141,084 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 141,084 |
| TOTAL JUST VALUE | 289,143 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 285,174 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20172139 | REMODEL | 50,000 | 07/13/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2086/1561 | 11/30/2016 | WD | Q | I | 01 | 116,500 |
| GRANTOR: BON-LEE LLC | | | | | | |
| GRANTEE: ROBERTS JOSHUA & KA | | | | | | |
| 1873/0696 | 8/14/2013 | QC | U | I | 11 | 100 |
| GRANTOR: WILLIAMS CLEMMIE L SR | | | | | | |
| GRANTEE: BON-LEE LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W12 S2 USP=[YR=1993] W9 S8 E9 N8$ S8 W10 S31
FEP=[YR=1993] S7 E14 N7W14$ E22 N41$ .

## 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 | 50.00 | 100.00 | 5,000.00 | SF | | 1.00 | 1.00 | 1.00 | 40.00 | 40.00 | 200,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS