BLOCK 72 LOTS 6 S 2/3 OF 4 &
1/3 OF 5
IN OR 1976/1407

COOPER CAROLYN L/E/
323 N 9TH ST
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1800-0072-0060**

## BUILDING CHARACTERISTICS

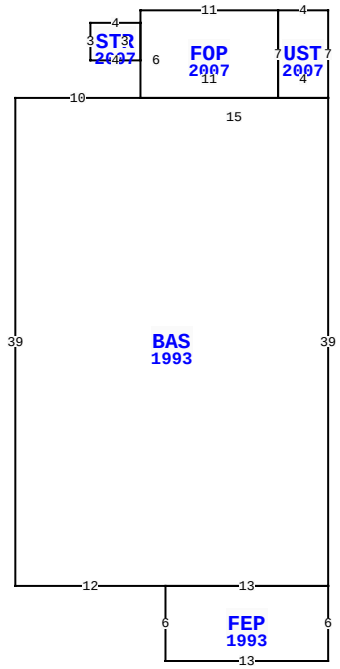
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | AL SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 90 |
| Roof Cover | 12 | MODULAR MT 10 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 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 | 02 | Quality Level 02 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 975 | 100 | 975 | 62,027 |
| FEP | 78 | 80 | 62 | 3,944 |
| FOP | 77 | 30 | 23 | 1,463 |
| STR | 12 | 10 | 1 | 64 |
| UST | 28 | 45 | 13 | 827 |
| TOTALS | 1,170 | | 1,074 | 68,325 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,074 | 82.6747 | 78.54 | 84,352 | 1912 | 1985 | 0 | 0 | 0 | 19.00 | 81.00 |

1 SINGLE FAM – 100% - 0 Heated Area: 975 HX Base Yr




323 N 9TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 07/22/2014 KK | LGL DATE | |
| XF DATE | | LAND DATE | 04/30/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 68,325 |
| TOTAL MARKET OB/XF VALUE | | 4,536 |
| TOTAL LAND VALUE - MARKET | | 321,200 |
| TOTAL MARKET VALUE | | 394,061 |
| SOH/AGL Deduction | | 322,175 |
| ASSESSED VALUE | | 71,886 |
| TOTAL EXEMPTION VALUE | HX HB | 46,886 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 394,061 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 351,109 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2601/0806 | 10/28/2022 | QC | U | I | 11 | 100 |
| GRANTOR: QUARTERMAN JAQUELINE | | | | | | |
| GRANTEE: COOPER CAROLYN J | | | | | | |
| 2583/0990 | 8/09/2022 | QC | U | I | 11 | 100 |
| GRANTOR: COOPER CAROLYN L/E | | | | | | |
| GRANTEE: QUARTERMAN JACQUELI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UST=[YR=2007] W4 FOP=[YR=2007] W11 S1 STR=[YR=2007] W4 S3 E4 N3$ S6 BAS=[YR=1993] W10 S39 E12 FEP=[YR=1993] S6 E13 N6 W13$ E13 N39 W15$ E11 N7$ S7 E4 N7$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0511 | GARAGE CB- | 0 | 100 | 30 | 18 | 540.00 | SF | 40.00 | 40.00 | 100 | 1970 | 1970 | 3 | 21 | 4,536 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,536

| 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 | 100 | 0006 | R-2 | 67.00 | 100.00 | 67.00 | FF | | 1.00 | 1.00 | 1.00 | 4,000.00 | 4,000.00 | 268,000 | | | | | | | |
| 2 | 000100 | C | SFR | 100 | 0006 | R-2 | 133.00 | 100.00 | 133.00 | FF | | 1.00 | 1.00 | 0.10 | 4,000.00 | 400.00 | 53,200 | | | | | | | |

REVIEW DATE 05/16/2019 BY DJA Total Acres: 0.00 Total Land Value: 321,200 Market: 0 Agricultural: 0 Common: 321,200 PRINTED 08/06/2024 BY SYS