

BLOCK 77 S 1/2 OF LOT 3
IN OR 2183/1623
CITY OF FDNA BEACH

JOHNSON ERIC
318 N 9TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0077-0032



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 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	1,152	100	1,152	90,180
FCP	240	25	60	4,697
FOP	64	30	19	1,487
TOTALS	1,456		1,231	96,364

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
1	0810	CONCRETE A	0	0	40	12			480.00	SF	1985	1985
2	0801	ASPHALT A	0	0	14	12			168.00	SF	1985	1985

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	SFR	0	0006	R-2	50.00	100.00	50.00	FF		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,231	98.6860	93.75	115,406	1985	1990	0	0	0	16.50	83.50
1 SINGLE FAM - 0% - 0 Heated Area: 1152 HX Base Yr												
318 N 9TH ST, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/30/2024 MLU												

TOTAL OB/XF												
1,718												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		96,364	
TOTAL MARKET OB/XF VALUE		1,718	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		298,082	
SOH/AGL Deduction		138,288	
ASSESSED VALUE		159,794	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		159,794	
TOTAL JUST VALUE		298,082	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		268,888	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3126	NEW CONSTR	37,000	01/01/1985

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2183/1618	2/09/2018	QC U	I	11		100
GRANTOR: JOHNSON DERRYL & JUAN						
GRANTEE: JOHNSON ERIC						
2183/1623	2/03/2018	QC U	I	11		100
GRANTOR: THOMAS ANTHONY & TRAC						
GRANTEE: JOHNSON ERIC						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1993] W28 S32 FCP=[YR=1993] S20 E12 FOP=[YR=1993] E16 N4 W16 S4\$ N20 W12\$ E12 S16 E16 N48\$.												