



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	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	05	Quality Level 05
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,312	100	1,312	247,414
FOP	224	30	67	12,635
FUS	696	100	696	131,250
STP	27	10	3	565
STR	56	10	6	1,132

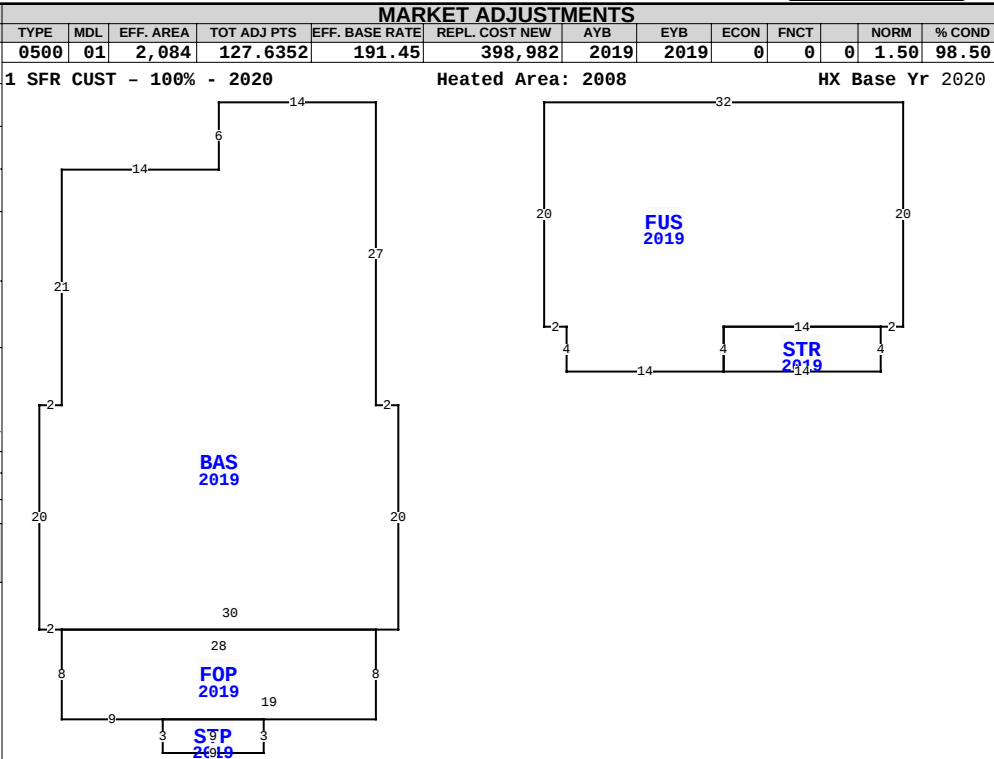
TOTALS	2,315		2,084	392,997
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EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	NOTES
1	0855	CONC PAVER	0 100	
2	0855	CONC PAVER	0 100	
3	0855	CONC PAVER	0 100	
4	1076	TRELLIS A	0 100	

L N	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	0855	CONC PAVER	0 100	0	0	783.00	SF	10.00	10.00	100	2019	2019	3	98	7,673	
2	0855	CONC PAVER	0 100	20	9	180.00	SF	10.00	10.00	100	2019	2019	3	98	1,764	
3	0855	CONC PAVER	0 100	8	11	88.00	SF	10.00	10.00	100	2019	2019	3	98	862	
4	1076	TRELLIS A	0 100	8	16	128.00	SF	7.50	7.50	100	2019	2019	3	90	864	

LAND DESCRIPTION			TOTAL OB/XF 11,163													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00

REVIEW DATE	09/17/2019	BY	DJ
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114 N 9TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024
INC DATE		AG DATE	MLU

L N	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	0855	CONC PAVER	0 100	0	0	783.00	SF	10.00	10.00	100	2019	2019	3	98	7,673	
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LAND DESCRIPTION			TOTAL OB/XF 11,163													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00

Total Acres: 0.00	Total Land Value: 200,000	Market: 0	Agricultural: 0	Common: 200,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		392,997	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		11,163	
SOH/AGL Deduction		TOTAL MARKET VALUE		200,000	
ASSESSED VALUE		TOTAL MARKET VALUE		604,160	
TOTAL EXEMPTION VALUE		TOTAL MARKET VALUE		240,613	
BASE TAXABLE VALUE		TOTAL MARKET VALUE		363,547	
TOTAL JUST VALUE		TOTAL MARKET VALUE		50,000	
NCON VALUE		TOTAL MARKET VALUE		313,547	
INCOME VALUE		TOTAL MARKET VALUE		604,160	
PREVIOUS YEAR MKT VALUE		TOTAL MARKET VALUE		0	
		TOTAL MARKET VALUE		561,546	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182889	NEW CONSTR	234,790	08/21/2018
10145-B	DEMOLITION	2,000	11/18/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2710/871	5/07/2024	WD	U	I	11	100
GRANTOR: SHEPLER DAVID L						
GRANTEE: DLS TRUST						
2317/1163	10/29/2019	WD	Q	I	01	470,000
GRANTOR: MCG HOMES LLC						
GRANTEE: SHEPLER DAVID L						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2019] W14 S6 W14 S21 W2 S20 E2 FOP=[YR=2019] S8 E9																
STP=[YR=2019] S3 E9 N3 W9\$ E19 N8 W28\$ E30 N20 W2 N27\$																
PTR=E15 FUS=[YR=2019] E32 S20 W2 STR=[YR=2019] S4 W14 N4 E14\$																
W14 S4 W14 N4 W2 N20\$ W15\$.																