BLOCK 79 S1/2 OF LOT 2
IN OR 1896/510
CITY OF FDNA BEACH

DOC SS FLORIDA INVESTMENTS LLC
85109 HARTS RD
YULEE, FL 32097

2024

00-00-31-1800-0079-0022

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
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

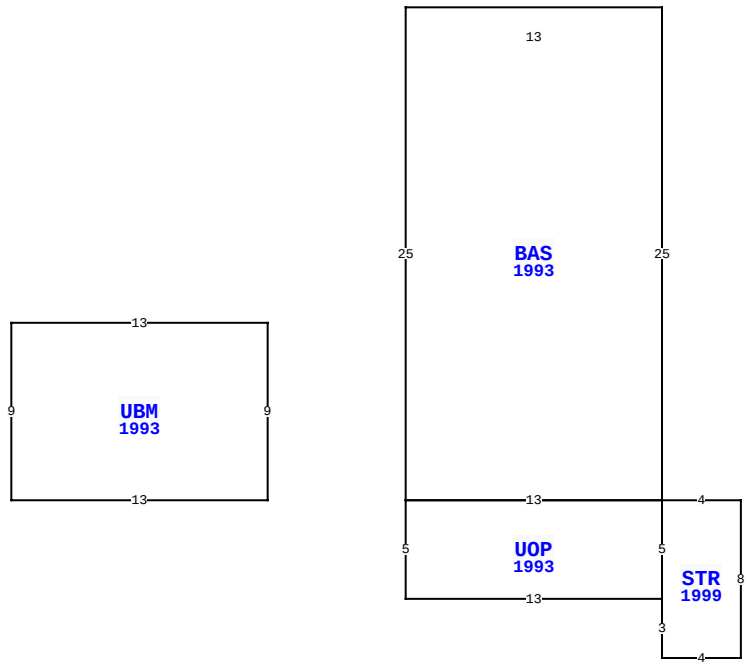
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	325	100	325	34,683
STR	32	10	3	320
UBM	117	20	23	2,454
UOP	65	20	13	1,387
TOTALS	539		364	38,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	364	130.6250	124.09	45,169	1950	1995	0	0	0	14.00	86.00

1 SINGLE FAM – 0% - 0 Heated Area: 325 HX Base Yr



112 N 9TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	38,845
TOTAL MARKET OB/XF VALUE	3,341
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	242,186
SOH/AGL Deduction	150,464
ASSESSED VALUE	91,722
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,722
TOTAL JUST VALUE	242,186
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9710574	REMODEL	18,000	06/27/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1896/0510	1/01/2014	QC	U	I	11	100
GRANTOR: SAVEDOFF STUART						
GRANTEE: DOC SS FLORIDA INVE						
0978/1809	4/03/2001	WD	U	I	05	25,000
GRANTOR: YARNELL J JAY						
GRANTEE: SAVEDOFF STUART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 S25 UOP=[YR=1993] S5 E13 STR=[YR=1999] S3 E4N8W4S5$ N5 W13$ E13 N25$ PTR=W20S16 UBM=[YR=1993] W13 S9 E13 N9$ N16E20$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0810	CONCRETE A	0	0	13	4	52.00	SF	6.50	6.50	100	1999	1999	3	77	260	
3	1242	WD DECK A	0	0	8	11	88.00	SF	10.00	10.00	100	2001	2001	3	20	176	

LAND DESCRIPTION

TOTAL OB/XF 3,341

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	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	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