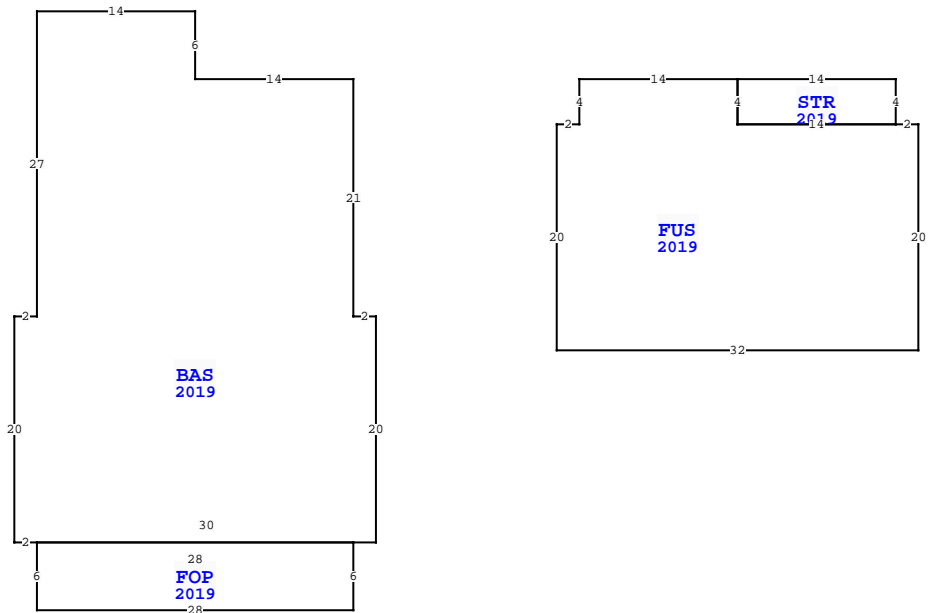


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,064	124.6168	186.93	385,824	2019	2019	0	0	1.50	98.50
1 SFR CUST - 100% - 2022 Heated Area: 2008 HX Base Yr 2022											



Quality	05 Quality Level 05			
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	1,312	100	1,312	241,573
FOP	168	30	50	9,207
FUS	696	100	696	128,151
STR	56	10	6	1,105
TOTALS	2,232		2,064	380,037

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	824.00	UT	10.00	10.00	100	2019	2019	3	98	8,075	
2	0855	CONC PAVER	0	100	0	298.00	SF	10.00	10.00	100	2019	2019	3	98	2,920	
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	

138 N 9TH ST, FERNANDINA BEACH											
BLD DATE		LGL DATE	04/30/2024	MLU							
XF DATE		LAND DATE									
INC DATE		AG DATE									
TOTAL OB/XF 14,460											

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	380,037			
TOTAL MARKET OB/XF VALUE	14,460			
TOTAL LAND VALUE - MARKET	200,000			
TOTAL MARKET VALUE	594,497			
SOH/AGL Deduction	138,645			
ASSESSED VALUE	455,852			
TOTAL EXEMPTION VALUE	HX HB 50,000			
BASE TAXABLE VALUE	405,852			
TOTAL JUST VALUE	594,497			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	552,433			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182887	CO ISSUED	0	12/13/2019
20182887	NEW CONSTR	234,790	08/21/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2350/0492	3/25/2020	WD Q	Q	I	02	460,000
GRANTOR: MCG HOMES LLC						
GRANTEE: LONG SAMUEL B III &						
2183/1785	3/15/2018	WD Q	Q	V	05	200,000
GRANTOR: DOC SS FLORIDA INVESM						
GRANTEE: MCG HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2019] W14 N6 W14 S27 W2 S20 E2 FOP=[YR=2019] S6 E28 N6 W28\$ E30 N20 W2 N21\$ PTR=E20 FUS=[YR=2019] S4 W2 S20 E32 N20 W2 STR=[YR=2019] N4 W14 S4 E14\$ W14 N4 W14\$ W20 \$.

LAND DESCRIPTION	TOTAL OB/XF	14,460																						
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	200,000							