BLK 146 LOT S 1/2 OF 3
OR 157/350 & OR 159/432
CITY OF FDNA BCH

WARD LORETTA EST
622 S 9TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0146-0032

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
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	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

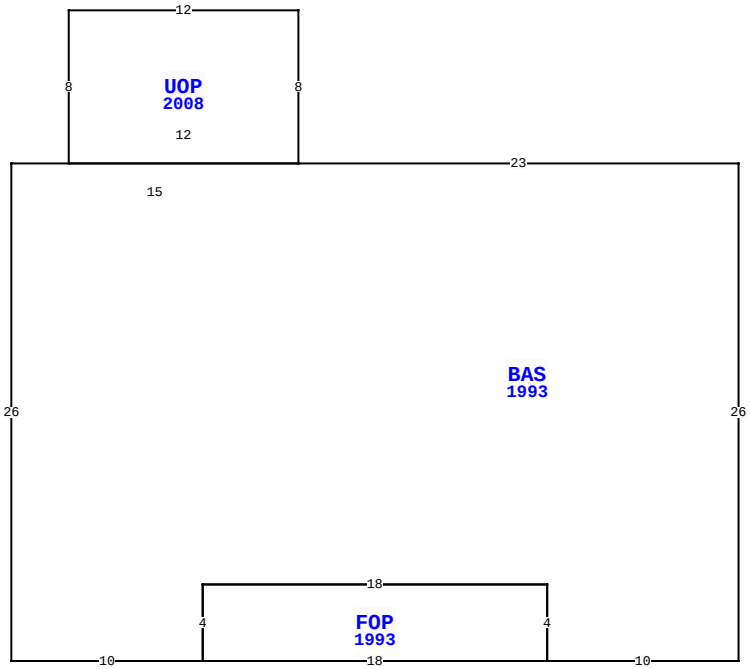
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	916	100	916	72,536
FOP	72	30	22	1,743
UOP	96	20	19	1,505
TOTALS	1,084		957	75,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	957	101.6500	96.57	92,417	1973	1980	0	0	0	18.00	82.00

1 SINGLE FAM – 0% - 0 Heated Area: 916 HX Base Yr



622 S 9TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	75,782
TOTAL MARKET OB/XF VALUE	776
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	176,558
SOH/AGL Deduction	0
ASSESSED VALUE	176,558
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,558
TOTAL JUST VALUE	176,558
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080377	REPAIR/RRF	470	03/12/2008
20080131	OTHER	1,000	01/30/2008
6260	REPAIR/RRF	2,000	11/13/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 UOP=[YR=2008] N8 W12 S8 E12$ W15 S26 E10
FOP=[YR=1993] E18 N4 W18S4$ N4 E18 S4 E10 N26$.

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	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1974	1974	3	20	600	
2	0810	CONCRETE A	0	0	36	3	108.00	SF	6.50	6.50	100	1974	1974	3	25	176	

LAND DESCRIPTION

TOTAL OB/XF 776

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	0006	MU-8	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	20.00	20.00	100,000							

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS