BLOCK 168 LOTS 3 & 4
CITY OF FDNA BEACH

DANIELS ERIN M
81064 LOCKHAVEN DR
YULEE, FL 32097

2024

00-00-31-1800-0168-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

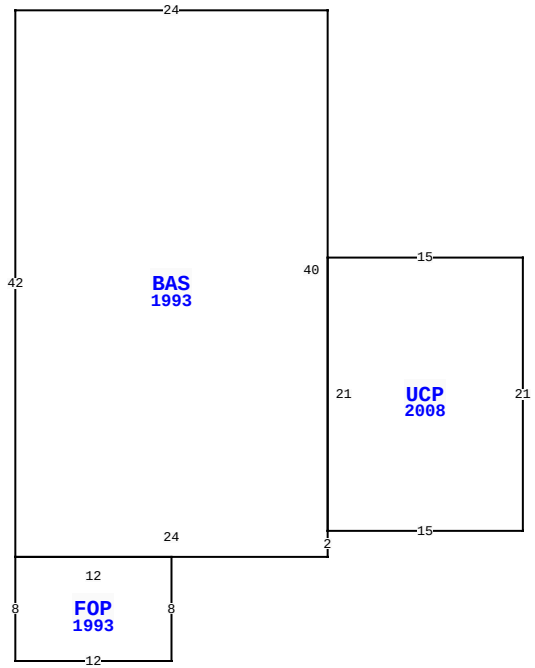
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	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	1,008	100	1,008	93,652
FOP	96	30	29	2,694
UCP	315	20	63	5,853
TOTALS	1,419		1,100	102,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,100	113.3882	107.72	118,492	1971	1995	0	0	0	13.75	86.25

1 SINGLE FAM – 0% - 2024 Heated Area: 1008 HX Base Yr



906 S 9TH ST, FERNANDINA BEACH

BLD DATE	04/04/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	102,199
TOTAL MARKET OB/XF VALUE	5,414
TOTAL LAND VALUE - MARKET	92,348
TOTAL MARKET VALUE	199,961
SOH/AGL Deduction	0
ASSESSED VALUE	199,961
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,961
TOTAL JUST VALUE	199,961
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
991398	REPAIR/RRF	1,400	10/19/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2623/1340	1/11/2023	QC	U	I	11	100
GRANTOR: WOLTER KEVIN						
GRANTEE: DANIELS ERIN M						
2370/1271	6/17/2020	WD	Q	I	02	145,500
GRANTOR: JONIRA LLC						
GRANTEE: DANIELS ERIN M & KE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S42 FOP=[YR=1993] S8 E12 N8W12$ E24 N2
UCP=[YR=2008] E15N21 W15S21$N40$.

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	0810	CONCRETE A	0	0	79	8	632.00	SF	6.50	6.50	100	2001	2001	3	80	3,286	
2	0940	SHEDS/PORT	0	0	8	6	48.00	SF	30.00	30.00	100	2001	2001	3	20	288	
3	0810	CONCRETE A	0	0	0	0	258.00	SF	6.50	6.50	100	2008	2008	3	89	1,493	
4	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	100	2008	2008	3	89	347	

LAND DESCRIPTION

TOTAL OB/XF 5,414

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	5,277.00	SF		1.00	1.00	1.00	17.50	17.50	92,348							

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 92,348 Market: 0 Agricultural: 0 Common: 92,348 PRINTED 08/06/2024 BY SYS