BLOCK 168 LOTS 5 6
CITY OF FDNA BEACH

GLTGM LLC
96972 BLACK ROCK RD
YULEE, FL 32097

2024

00-00-31-1800-0168-0050

BUILDING CHARACTERISTICS

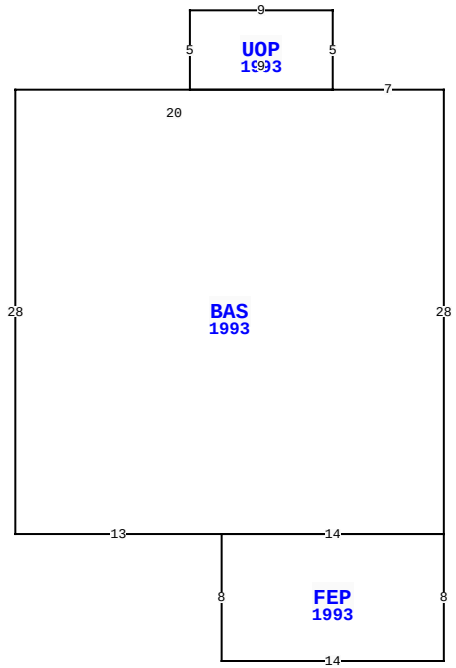
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	756	100	756	40,193
FEP	112	80	90	4,785
UOP	45	20	9	478
TOTALS	913		855	45,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	855	91.3680	86.80	74,214	1942	1942	0	0	0	38.75	61.25

1 SINGLE FAM – 0% - 0 Heated Area: 756 HX Base Yr



908 S 9TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	45,456
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	92,348
TOTAL MARKET VALUE	137,804
SOH/AGL Deduction	0
ASSESSED VALUE	137,804
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,804
TOTAL JUST VALUE	137,804
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2851	REMODEL	10,000	06/01/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2535/1974	9/09/2021	WD	U	I	11	100
GRANTOR: MITCHELL GLYNN BERNAR						
GRANTEE: GLTGM LLC						
2083/0031	11/02/2016	WD	Q	I	01	50,000
GRANTOR: MOORE TRAVIS A ET AL						
GRANTEE: MITCHELL GLYNN BERN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 UOP=[YR=1993] N5 W9 S5 E9 $ W20 S28 E13
FEP=[YR=1993] S8 E14 N8 W14$ E14 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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