BLOCK 168 LOTS 11 & 12
IN OR 2103/1477
CITY OF FDNA BEACH

WOLF COTY
924 S 9TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0168-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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	05	Quality Level 05

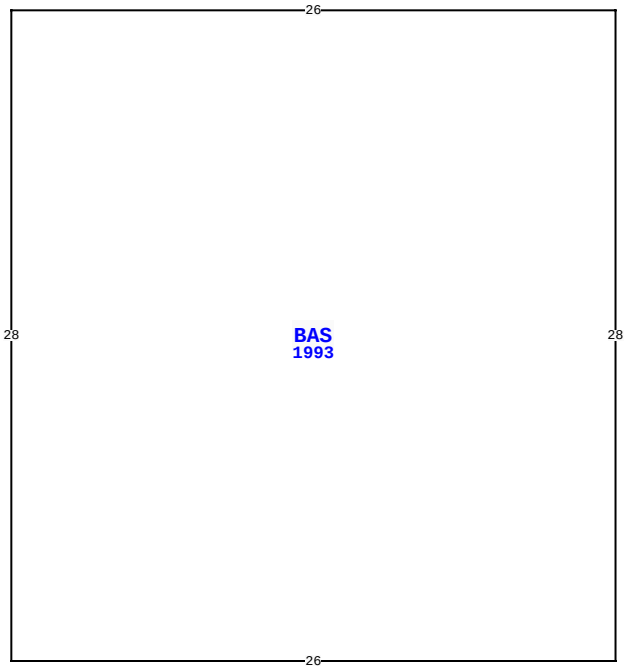
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	728	75,831
TOTALS	728		728	75,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	728	127.4900	121.12	88,175	1940	1995	0	0	0	14.00	86.00

1 SINGLE FAM – 100% - 2018 Heated Area: 728 HX Base Yr 2018



924 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		75,830
TOTAL MARKET OB/XF VALUE		3,267
TOTAL LAND VALUE - MARKET		92,348
TOTAL MARKET VALUE		171,445
SOH/AGL Deduction		83,939
ASSESSED VALUE		87,506
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		37,506
TOTAL JUST VALUE		171,445
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041085	CHNGE SRVC	1,000	06/14/2004
20040999	REPAIR/RRF	2,000	06/03/2004
20040856	DEMOLITION	1,000	05/06/2004
7215	REPAIR/RRF	2,000	07/22/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2103/1477	2/27/2017	WD	Q	I	01	119,900
GRANTOR: JONES LAWRENCE						
GRANTEE: WOLF COTY						
2065/0696	8/11/2016	QC	U	I	11	100
GRANTOR: JONES LAWRENCE R						
GRANTEE: JONES LAWRENCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S28 E26 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
1	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1991	1991	3	20	720	
2	0819	CONC 12"	0	100	0	0	30.00	SF	9.50	9.50	100	2004	2004	3	84	239	
3	1242	WD DECK A	0	100	10	24	240.00	SF	10.00	10.00	100	2004	2004	3	22	528	
4	0855	CONC PAVER	0	100	0	0	200.00	SF	10.00	10.00	100	2008	2008	3	89	1,780	

LAND DESCRIPTION

TOTAL OB/XF 3,267

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	100	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