IN OR 1435/1708 &
CASE #45-2008-DR-532
PT OR 1584/1268

BYRNE KAREN D
2878 W 9TH ST
FERNANDINA BEACH, FL 32034

2024

09-3N-29-0000-0003-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

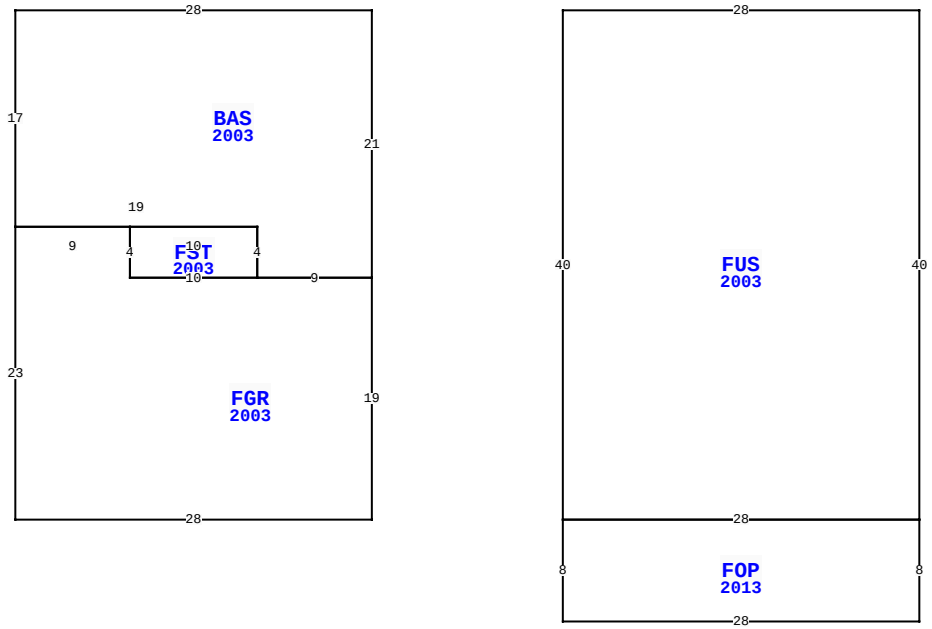
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	512	100	512	68,231
FGR	568	55	312	41,578
FOP	224	30	67	8,928
FST	40	55	22	2,932
FUS	1,120	100	1,120	149,255
TOTALS	2,464		2,033	270,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,033	118.1292	147.66	300,193	2003	2003	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2004 Heated Area: 1632 HX Base Yr 2004



2878 W 9TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		270,924
TOTAL MARKET OB/XF VALUE		13,930
TOTAL LAND VALUE - MARKET		318,000
TOTAL MARKET VALUE		602,854
SOH/AGL Deduction		351,285
ASSESSED VALUE		251,569
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		151,569
TOTAL JUST VALUE		602,854
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		572,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112161	DECK REPLACEMENT	2,200	12/05/2011
20032485	H/AC	4,000	02/07/2003
021608	NEW CONSTR	4,000	09/17/2002
20021246	NEW CONSTR	0	07/18/2002
20021203	NEW CONSTR	50,000	07/15/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1435/1708	8/08/2006	QC	U	I	01	100
GRANTOR: ADAMS CURTIS D & KARE						
GRANTEE: BYRNE KAREN D						
0927/0855	4/06/2000	WD	Q	V		30,000
GRANTOR: FERREIRA ROBERT P & M						
GRANTEE: ADAMS CURTIS D & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W28 S17 FGR=[YR=2003] S23 E28 N19 W9
FST=[YR=2003] N4 W10 S4 E10 $ W10 N4 W9 $ E19 S4 E9 N21 $
PTR= E15 FUS=[YR=2003] E28 S40 FOP=[YR=2013] S8 W28 N8 E28$
W28 N40$ W15$.

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	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	21	210	
2	1242	WD DECK A	0	100	15	7	105.00	SF	14.00	14.00	100	2003	2003	3	21	309	
3	0810	CONCRETE A	0	100	3	4	12.00	SF	6.50	6.50	100	2003	2003	3	83	65	
4	0810	CONCRETE A	0	100	0	0	2,417.00	SF	6.50	6.50	100	2003	2003	3	83	13,040	
5	1242	WD DECK A	0	100	11	7	77.00	SF	10.00	10.00	100	2003	2003	3	21	162	
6	0681	POLE SHED	0	100	6	4	24.00	SF	15.00	15.00	100	2005	2005	3	40	144	

LAND DESCRIPTION

TOTAL OB/XF 13,930

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		R-2	60.00	100.00	60.00	FF		1.00	1.00	1.00	5,300.00	5,300.00	318,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 318,000 Market: 0 Agricultural: 0 Common: 318,000 PRINTED 08/06/2024 BY SYS