

WILLIAMS KATHERINE M & ROGER
9662 26TH BAY ST
NORFOLK, VA 23518-1808

00-00-30-010B-0013-0060

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										VALUATION SUMMARY									
ELEM CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT										NORM % COND									
Exterior Wall 10 ABOVE AVG 100										0100 01 2,193 114.2190 114.22 250,484 2006 2006 0 0 8.50 91.50										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 0% - 0 Heated Area: 1997 HX Base Yr										Tax Group: 8 Tax Dist:									
Roof Cover 05 COMP SHNGL 100										FSP 2006										BUILDING MARKET VALUE 229,193									
Interior Wall 05 DRYWALL 100										FUS 2006										TOTAL MARKET OB/XF VALUE 3,276									
Interior Floo 14 CARPET 100										BAS 2006										TOTAL LAND VALUE - MARKET 375,000									
Air Condition 03 CENTRAL 100										FOP 2006										TOTAL MARKET VALUE 607,469									
Heating Type 04 AIR DUCTED 100										FUS 2006										SOH/AGL Deduction 253,107									
Bedrooms 03 100										FUS 2006										ASSESSED VALUE 354,362									
Bathrooms 02 100										FUS 2006										TOTAL EXEMPTION VALUE 0									
Frame 02 WOOD FRAME 100										FUS 2006										BASE TAXABLE VALUE 354,362									
Stories 3. 100										FUS 2006										TOTAL JUST VALUE 607,469									
Units 0 100										FUS 2006										NCON VALUE 0									
Occupancy 00 NONE 100										FUS 2006										INCOME VALUE 0									
Quality 04 Quality Level 04										FUS 2006										PREVIOUS YEAR MKT VALUE 597,238									
DOR CODE 0100 SINGLE FAMILY										FUS 2006																			
MAP NUM MKT AREA 03										FUS 2006																			
NEIGHBORHOOD/LOC 3038.00										FUS 2006																			
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE										FUS 2006																			
BAS 1,145 100 2006 1,145 119,666										FUS 2006																			
FOP 54 30 2006 16 1,673										FUS 2006																			
FSP 108 40 2006 43 4,494										FUS 2006																			
FSP 296 40 2006 118 12,332										FUS 2006																			
FSP 48 40 2017 19 1,986										FUS 2006																			
FUS 60 100 2006 60 6,270										FUS 2006																			
FUS 792 100 2006 792 82,773										FUS 2006																			
TOTALS 2,503 2,193 229,193										FUS 2006																			
EXTRA FEATURES										5485 ERVIN ST, FERNANDINA BEACH																			
L N 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										BLD DATE LGL DATE										04/15/2024 MLU									
1 0810 CONCRETE A 0 0 0 0 457.00 SF 6.50 6.50 100 2006 2006 3 86 2,555										XF DATE LAND DATE																			
2 0810 CONCRETE A 0 0 43 3 129.00 SF 6.50 6.50 100 2006 2006 3 86 721										INC DATE AG DATE																			
LAND DESCRIPTION										TOTAL OB/XF 3,276																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 RES 0 RSF-2 50.00 100.00 50.00 FF 1.00 1.00 1.00 7,500.00 7,500.00 375,000																													
REVIEW DATE 01/11/2024 BY KBA										Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000										PRINTED 07/30/2025 BY SYS									