BLOCK 46 S32 FT OF LOT 7
IN OR 2785/1152
CITY OF FDNA BEACH

BROWN RICHARD E & SUSAN E L/E/
115 S 9TH ST
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1800-0046-0072**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

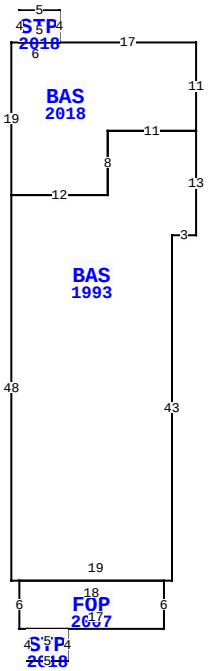
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1005.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,063 | 100 | 1993 | 1,063 | 117,856 |
| BAS | 349 | 100 | 2018 | 349 | 38,694 |
| FOP | 108 | 30 | 2007 | 32 | 3,548 |
| STP | 20 | 10 | 2018 | 2 | 222 |
| STP | 20 | 10 | 2018 | 2 | 222 |
| TOTALS | 1,560 | | | 1,448 | 160,542 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,448 | 122.5120 | 122.51 | 177,394 | 1891 | 2005 | 0 | 0 | 0 | 9.50 | 90.50 |

1 SINGLE FAM – 100% - 2020 Heated Area: 1412 HX Base Yr 2020




115 S 9TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/27/2025 DC |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 160,542 |
| TOTAL MARKET OB/XF VALUE | | 700 |
| TOTAL LAND VALUE - MARKET | | 144,000 |
| TOTAL MARKET VALUE | | 305,242 |
| SOH/AGL Deduction | | 84,776 |
| ASSESSED VALUE | | 220,466 |
| TOTAL EXEMPTION VALUE | HX HB DX | 55,722 |
| BASE TAXABLE VALUE | | 164,744 |
| TOTAL JUST VALUE | | 305,242 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 298,065 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20173588 | ADDITION | 235,670 | 11/14/2017 |
| 20021922 | REPAIR/RRF | 0 | 11/11/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2785/1152 | 4/30/2025 | QC | U | I | 11 | 100 |
| GRANTOR: BROWN RICHARD E & SUS | | | | | | |
| GRANTEE: RIVERA KAITLYN E | | | | | | |
| 2102/0317 | 2/10/2017 | WD | Q | I | 01 | 142,800 |
| GRANTOR: ROBERSON ANTHONY L & | | | | | | |
| GRANTEE: BROWN RICHARD E & S | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W17 STP=[YR=2018] N4 W5 S4 E5$ W6 S19
BAS=[YR=1993] S48 E1 FOP=[YR=2007] S6 E1STP=[YR=2018] S4 E5
N4 W5$ E17 N6 W18$ E19 N43 E3 N13 W11 S8 W12$ E12 N8 E11
N11$. $.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1900 | 1900 | 3 | 20 | 700 | |

TOTAL OB/XF 700

## LAND DESCRIPTION

| 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 | RES | 100 | 0003 | C-3 | 32.00 | 100.00 | 3,200.00 | SF | | 1.00 | 1.00 | 1.00 | 45.00 | 45.00 | 144,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 144,000 Market: 0 Agricultural: 0 Common: 144,000 PRINTED 07/30/2025 BY SYS