BLOCK 50 LOT N1/2 OF 2
PT OR 651/778
CITY OF FERNANDINA BEACH

FIRST MISSIONARY BAPTIST CHURCH/JOHN R BAKER ET AL
20 S 9TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0050-0021

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

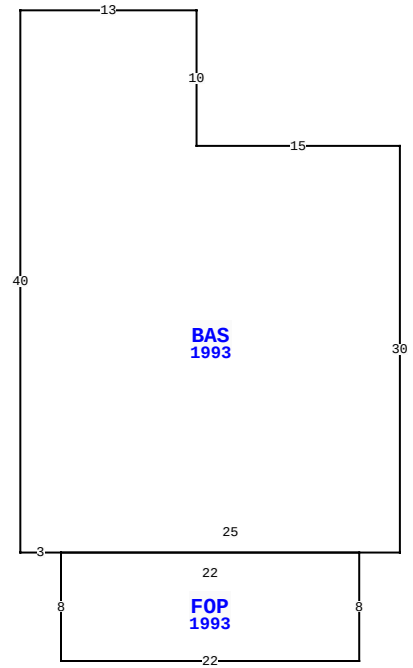
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	970	100	1993	970	91,438
FOP	176	30	1993	53	4,996
TOTALS	1,146			1,023	96,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,023	93.8790	123.92	126,770	1924	1985	0	0	0	23.93	76.07

1 SNGL FAM – 0% - 0 Heated Area: 970 HX Base Yr



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

10 S 9TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	96,434
TOTAL MARKET OB/XF VALUE	5,292
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	326,726
SOH/AGL Deduction	108,604
ASSESSED VALUE	218,122
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	218,122
TOTAL JUST VALUE	326,726
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	247,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052611	CHNGE SRVC	2,000	09/02/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0651/0778	3/12/1992	WD	U	I	09	175,000
GRANTOR: TABER ROBERT & F						
GRANTEE: FIRST MISSIONARY						
0298/0569	8/01/1979	WD	Q	I		17,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 N10 W13 S40 E3 FOP=[YR=1993] S8 E22 N8W22$ E25 N30$.

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	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00	100	2005	2005	3	36	5,040	
2	0825	BRICK	0	0	3	7	21.00	SF	12.50	12.50	100	2005	2005	3	96	252	

LAND DESCRIPTION

TOTAL OB/XF 5,292

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	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	45.00	45.00	225,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.06 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS