BLOCK 55 LOT 8
CITY OF FDNA BEACH

TURNER JOINT REVOCABLE LIVING TRUST/TURNER CHARLES
120 S 9TH ST
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1800-0055-0080**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 02 | MIN PLYWD 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 8 100 |
| RMS | | 2 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

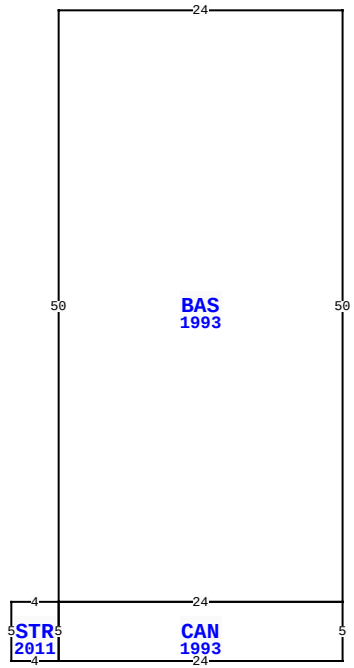
| | | | |
|---|---|---|---|
| DOR CODE | 1100 | STORES, 1 STORY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 000 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,200 | 100 | 1993 | 1,200 | 61,218 |
| CAN | 120 | 30 | 1993 | 36 | 1,837 |
| STR | 20 | 10 | 2011 | 2 | 102 |
| TOTALS | 1,340 | | | 1,238 | 63,156 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1101 | 04 | 1,238 | 73.1430 | 102.03 | 126,313 | 1987 | 1987 | 0 | 0 | 0 | 50.00 | 50.00 |

1 RETAILSTOR – 0% - 0 Heated Area: 1200 HX Base Yr




| | | |
|---|---|---|
| BLD DATE | 07/11/2017 | KK |
| XF DATE | | |
| INC DATE | | |
| LGL DATE | | |
| LAND DATE | | |
| AG DATE | | |

1014 BEECH ST, FERNANDINA BEACH

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 71,330 |
| TOTAL MARKET OB/XF VALUE | 6,303 |
| TOTAL LAND VALUE - MARKET | 250,000 |
| TOTAL MARKET VALUE | 327,633 |
| SOH/AGL Deduction | 135,895 |
| ASSESSED VALUE | 191,738 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 191,738 |
| TOTAL JUST VALUE | 327,633 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 331,689 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20170693 | REMODEL | 9,000 | 03/14/2017 |
| 20034204 | REPAIR/RRF | 2,000 | 11/26/2003 |
| 991672 | REPAIR/RRF | 2,000 | 11/24/1999 |
| 10115-B | REPAIR/RRF | 3,500 | 10/31/1996 |
| 10059-B | REPAIR/RRF | 20 | 09/26/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2763/1490 | 1/27/2025 | WD | Q | I | 01 | 410,000 |
| GRANTOR: NASSAU TRUST LLC | | | | | | |
| GRANTEE: TURNER JOINT REVOCA | | | | | | |
| 2040/1563 | 4/15/2016 | WD | Q | I | 01 | 110,000 |
| GRANTOR: INSTITUTE FOR NATURAL | | | | | | |
| GRANTEE: NASSAU TRUST LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W24 S50 STR=[YR=2011] W4 S5 E4 CAN=[YR=1993] E24 N5 W24 S5$ N5$ E24 N50$.

## 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 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 4,759.00 | SF | 2.00 | 2.00 | 100 | 2000 | 2000 | 3 | 50 | 4,759 | |
| 2 | 0971 | ST LGHT OV | 0 | 0 | 0 | 0 | 1.00 | UT | 1,555.00 | 1,555.00 | 100 | 1997 | 1997 | 3 | 40 | 622 | |
| 3 | 1242 | WD DECK A | 0 | 0 | 0 | 0 | 164.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 328 | |
| 4 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 225.00 | SF | 6.50 | 6.50 | 100 | 1969 | 1969 | 3 | 20 | 293 | |
| 5 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 2.00 | UT | 25.00 | 25.00 | 100 | 2000 | 2000 | 3 | 83 | 42 | |
| 6 | 1242 | WD DECK A | 0 | 0 | 5 | 5 | 25.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 74 | 185 | |
| 7 | 1242 | WD DECK A | 0 | 0 | 0 | 0 | 37.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 74 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,303

| 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 | 001100 | C | STORE 1FLR | 0 | 0006 | MU-8 | 100.00 | 100.00 | 10,000.00 | SF | | 1.00 | 1.00 | 1.00 | 25.00 | 25.00 | 250,000 | | | | | | | |

REVIEW DATE 06/07/2022 BY HSA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS

BLOCK 55 LOT 8
CITY OF FDNA BEACH

TURNER JOINT REVOCABLE LIVING TRUST/TURNER CHARLES
120 S 9TH ST
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**2025**

**00-00-31-1800-0055-0080**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

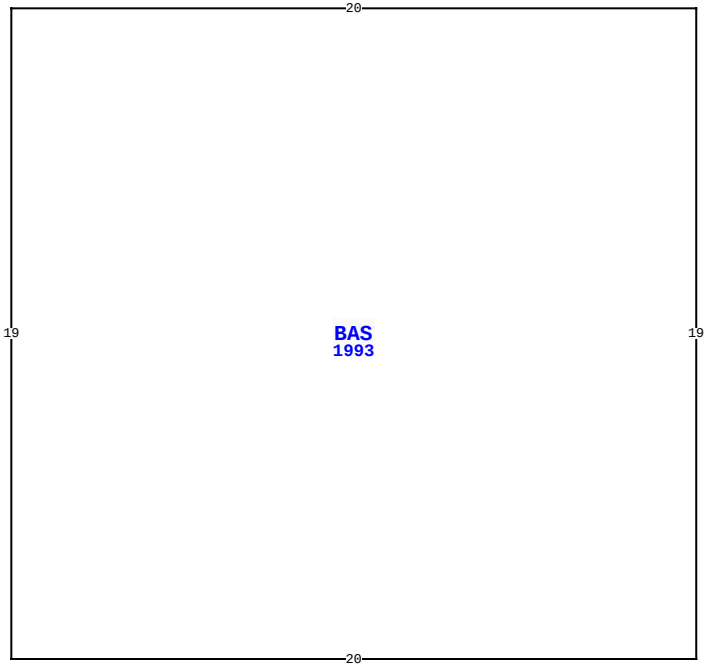
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 80 |
| Exterior Wall | 19 | COMMON BRK 20 |
| Roof Structur | 02 | SHED 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 05 | ASPH TILE 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 01 | NONE 100 |
| Fixtures | | 5 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 7 100 |
| RMS | | 1 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |
| DOR CODE | 1100 | STORES, 1 STORY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 000 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 380 | 100 | 1993 | 380 | 8,174 |
| TOTALS | 380 | | | 380 | 8,174 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1701 | 04 | 380 | 76.5450 | 107.55 | 40,869 | 1969 | 1969 | 0 | 0 | 0 | 80.00 | 20.00 |

2 OFFICE – 0% - 0 Heated Area: 380 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 07/11/2017 | KK | LGL DATE |
| XF DATE | | | LAND DATE |
| INC DATE | | | AG DATE |

1014 BEECH ST, FERNANDINA BEACH

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| GRANTOR: INSTITUTE FOR NATURAL | | | | | | |
| GRANTEE: NASSAU TRUST LLC | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W20 S19 E20 N19 $.

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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