BLOCK 72 LOT 2 & N1/2 OF LOT 7
CITY OF FDNA BEACH

O'CONNER JAMES M & BEVERLY L
319 N 9TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0072-0020

BUILDING CHARACTERISTICS

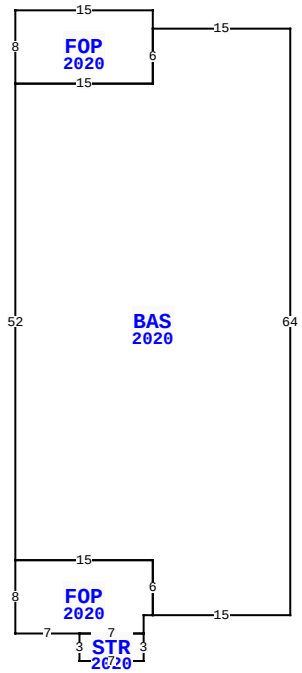
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	2020	1,740	195,128
FOP	118	30	2020	35	3,925
FOP	120	30	2020	36	4,038
STR	21	10	2020	2	225
TOTALS	1,999			1,813	203,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,813	126.5000	113.85	206,410	2020	2020	0	0	0	1.50	98.50

1 SFR MODULR – 100% - 2021 Heated Area: 1740 HX Base Yr 2021



319 N 9TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		203,314
TOTAL MARKET OB/XF VALUE		11,190
TOTAL LAND VALUE - MARKET		371,875
TOTAL MARKET VALUE		586,379
SOH/AGL Deduction		253,791
ASSESSED VALUE		332,588
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		281,866
TOTAL JUST VALUE		586,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2364/0364	5/21/2020	WD	U	V	30	132,300
GRANTOR: O'CONNER JAMES P & TR						
GRANTEE: O'CONNER JAMES M &						
1488/1658	3/29/2007	PR	Q	V	01	100
GRANTOR: O'CONNER JAMES MITCHE						
GRANTEE: O'CONNER JAMES PRAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W15 FOP=[YR=2020] N2 W15 S8 E15 N6 $ S6 W15 S52 FOP=[YR=2020] S8 E7 STR=[YR=2020] S3 E7 N3 W7 $ E7 N2 E1 N6 W15 $ E15 S6 E15 N64$.

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	0855	CONC PAVER	0	100	0	0	510.00	SF	10.00	10.00	100	2020	2020	3	98	4,998	
2	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	2020	2020	3	86	6,192	

LAND DESCRIPTION

TOTAL OB/XF 11,190

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		R-2	100.00	100.00	100.00	FF		1.00	1.00	0.75	4,250.00	3,187.50	318,750							
2	000100	C	RES	100		R-2	50.00	100.00	50.00	FF		1.00	1.00	0.25	4,250.00	1,062.50	53,125							

REVIEW DATE 10/26/2020 BY RK Total Acres: 0.00 Total Land Value: 371,875 Market: 0 Agricultural: 0 Common: 371,875 PRINTED 07/30/2025 BY SYS