BLOCK 77 N75 FT OF LOT 2
IN OR 2260/1298
CITY OF FDNA BEACH

TROISE NICHOLAS & PAULA
314 N 9TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0077-0021

BUILDING CHARACTERISTICS

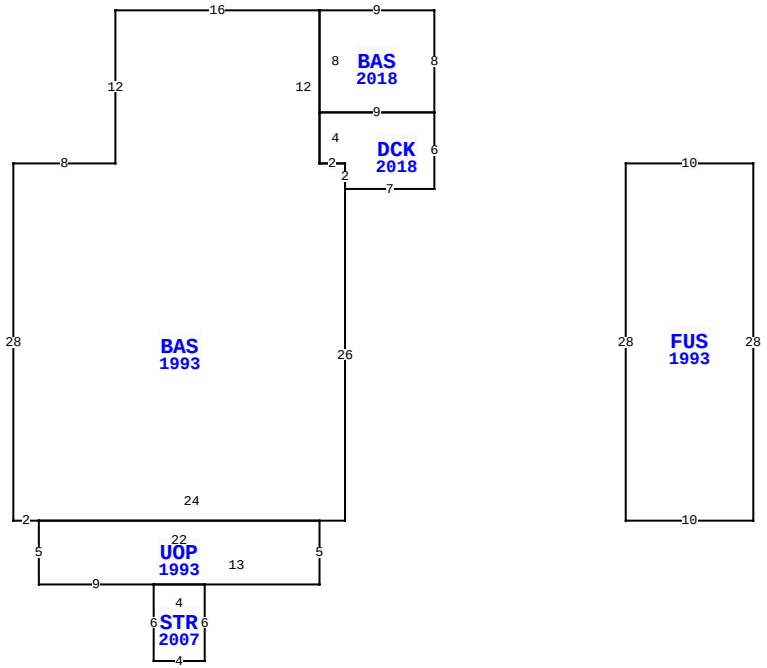
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 70
Roof Cover	03	COMP SHNGL 30
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	920	100	1993	920	137,292
BAS	72	100	2018	72	10,745
DCK	50	10	2018	5	746
FUS	280	100	1993	280	41,784
STR	24	10	2007	2	298
UOP	110	20	1993	22	3,283
TOTALS	1,456			1,301	194,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,301	128.4712	169.58	220,624	1948	2000	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2020 Heated Area: 1272 HX Base Yr 2020



314 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	194,149
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	318,750
TOTAL MARKET VALUE	512,899
SOH/AGL Deduction	281,282
ASSESSED VALUE	231,617
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	180,895
TOTAL JUST VALUE	512,899
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	484,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182608	REMODEL	15,000	07/26/2018
5233	REPAIR/RRF	800	02/21/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2260/1298	3/08/2019	WD	Q	I	01	258,000
GRANTOR: MCG HOMES LLC						
GRANTEE: TROISE NICHOLAS & P						
2213/1363	7/24/2018	WD	Q	I	03	112,900
GRANTOR: TIFTON NASSAU LLC						
GRANTEE: MCG HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W9 BAS=[YR=1993] W16 S12 W8 S28 E2
UOP=[YR=1993] S5 E9 STR=[YR=2007] S6E4N6W4$ E13N5W22$E24N26
DCK=[YR=2018] E7 N6W9S4E2 S2$ N2W2 N12$S8E9N8$ PTR= E15S12
FUS=[YR=1993] E10 S28W10 N28 $N12 W15 $.

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
1	000100	C	RES	100	0006	R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	318,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 318,750 Market: 0 Agricultural: 0 Common: 318,750 PRINTED 07/30/2025 BY SYS