



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
																		VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 106,250 TOTAL MARKET VALUE 106,250 SOH/AGL Deduction 100,354 ASSESSED VALUE 5,896 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 5,896 TOTAL JUST VALUE 106,250 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 100,000																	
DOR CODE 0000 VACANT																PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I / I / CD PRICE																			
MAP NUM MKT AREA 01																BUILDING NOTES BUILDING DIMENSIONS																			
NEIGHBORHOOD/LOC 1001.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS																																			
EXTRA FEATURES						N 9TH ST, FERNANDINA BEACH																													
L N	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																				
																BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/22/2025 MLU																			
LAND DESCRIPTION																TOTAL OB/XF 0																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		R-2	25.00	100.00	25.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	106,250																		
REVIEW DATE 05/22/2025 BY MLU Total Acres: 0.00 Total Land Value: 106,250 Market: 0 Agricultural: 0 Common: 106,250 PRINTED 07/30/2025 BY SYS																																			