BLOCK 79 LOT N1/2 OF 2
CITY OF FDNA BEACH

DLS TRUST/SHEPLER DAVID LESLIE TRUSTEE
114 N 9TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0079-0021

BUILDING CHARACTERISTICS

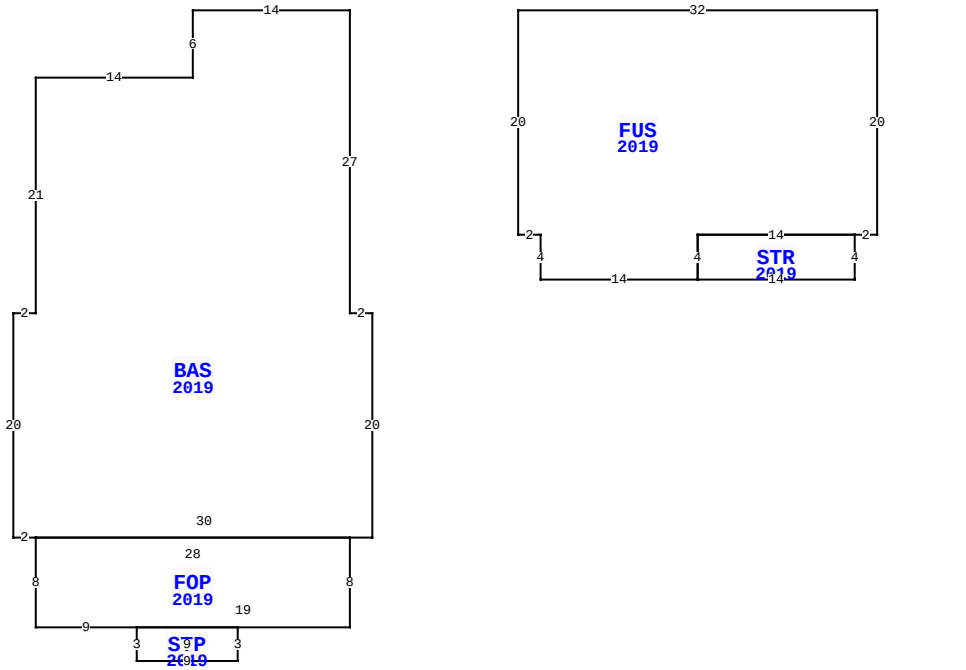
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,312	100	2019	1,312	259,286
FOP	224	30	2019	67	13,241
FUS	696	100	2019	696	137,548
STP	27	10	2019	3	593
STR	56	10	2019	6	1,186
TOTALS	2,315			2,084	411,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,084	127.6352	201.66	420,259	2019	2019	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2020 Heated Area: 2008 HX Base Yr 2020



114 N 9TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		411,854
TOTAL MARKET OB/XF VALUE		11,030
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		635,384
SOH/AGL Deduction		261,294
ASSESSED VALUE		374,090
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		323,368
TOTAL JUST VALUE		635,384
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		604,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182889	NEW CONSTR	234,790	08/21/2018
10145-B	DEMOLITION	2,000	11/18/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2710/871	5/07/2024	WD	U	I	11	100
GRANTOR: SHEPLER DAVID L						
GRANTEE: DLS TRUST						
2317/1163	10/29/2019	WD	Q	I	01	470,000
GRANTOR: MCG HOMES LLC						
GRANTEE: SHEPLER DAVID L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 S6 W14 S21 W2 S20 E2 FOP=[YR=2019] S8 E9 STP=[YR=2019] S3 E9 N3 W9$ E19 N8 W28$ E30 N20 W2 N27$ PTR=E15 FUS=[YR=2019] E32 S20 W2 STR=[YR=2019] S4 W14 N4 E14$ W14 S4 W14 N4 W2 N20$ 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
1	0855	CONC PAVER	0	100	0	0	783.00	SF	10.00	10.00	100	2019	2019	3	97	7,595	
2	0855	CONC PAVER	0	100	20	9	180.00	SF	10.00	10.00	100	2019	2019	3	97	1,746	
3	0855	CONC PAVER	0	100	8	11	88.00	SF	10.00	10.00	100	2019	2019	3	97	854	
4	1076	TRELLIS A	0	100	8	16	128.00	SF	7.50	7.50	100	2019	2019	3	87	835	

LAND DESCRIPTION

TOTAL OB/XF 11,030

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	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							

REVIEW DATE 09/17/2019 BY DJ Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS