BLOCK 81 LOT 6
IN OR 570/140
CITY OF FDNA BEACH

CLAYTON PAULA M
518 S 9TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0081-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

219 N 11TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	361,250
TOTAL MARKET VALUE	361,250
SOH/AGL Deduction	281,080
ASSESSED VALUE	80,170
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,170
TOTAL JUST VALUE	361,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	340,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5958	DEMOLITION	1,000	05/02/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0570/0140	5/16/1989	WD	Q	I	01	4,500

GRANTOR: D A COOK EST

GRANTEE: CLAYTON PAULA M

BUILDING NOTES

BUILDING DIMENSIONS

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	0		R-2	100.00	100.00	100.00	FF		1.00	1.00	0.85	4,250.00	3,612.50	361,250							

REVIEW DATE 05/22/2025 BY MLU Total Acres: 0.00 Total Land Value: 361,250 Market: 0 Agricultural: 0 Common: 361,250 PRINTED 07/30/2025 BY SYS