

BLOCK 129 S1/2 OF LOT 7
IN OR 2164/1464
CITY OF FDNA BEACH

CROW JOHN F/CROW JOHN D
315 S 9TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0129-0072



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	05	STEEL 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	126	100	2019	126	12,641
BAS	390	100	2019	390	39,128
BAS	600	100	2019	600	60,197
FGR	294	55	2019	162	16,253
FGR	390	55	2019	214	21,470
FUS	825	100	2019	825	82,771
TOTALS	2,625			2,317	232,459

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,322.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	100	0	0	132.00	SF	6.50	6.50	
3	6002	EL ROLL DR	0	100	0	0	2.00	UT	900.00	900.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	MU-8	50.00	100.00	5,000.00	SF	

REVIEW DATE 12/30/2019 BY KK

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,317	102.9000	102.90	238,419	2019	2019	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2020 Heated Area: 1941 HX Base Yr 2020											
315 S 9TH ST, FERNANDINA BEACH											

BLD DATE	12/30/2019	KK	LGL DATE	
XF DATE	12/30/2019	KK	LAND DATE	
INC DATE			AG DATE	
04/15/2025				DC

TOTAL OB/XF											
7,437											

Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	232,459		
TOTAL MARKET OB/XF VALUE	7,437		
TOTAL LAND VALUE - MARKET	165,000		
TOTAL MARKET VALUE	404,896		
SOH/AGL Deduction	179,537		
ASSESSED VALUE	225,359		
TOTAL EXEMPTION VALUE	55,722		
BASE TAXABLE VALUE	169,637		
TOTAL JUST VALUE	404,896		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	367,051		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182629	NEW CONSTR	310,155	07/27/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2164/1464	12/12/2017	WD	Q	V	01
GRANTOR: SANCHEZ ARTHUR M					
GRANTEE: CROW JOHN F & JOHN					
2040/0885	4/13/2016	WD	Q	V	01
GRANTOR: ONATE RAFAEL F					
GRANTEE: SANCHEZ ARTHUR M					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W26 BAS=[YR=2019] W14 BAS=[YR=2019] W20 S30 E20 FGR=[YR=2019] E14 FGR=[YR=2019] E26 N15 W26 S15\$ N21 W14 S21\$ N30\$ S9 E14 N9\$ S15 E26 N15\$ PTR= E15 FUS=[YR=2019] E35 S15 W15 S15 W20 N30\$ W15\$.											

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Common: 165,000 PRINTED 07/30/2025 BY SYS