BLOCK 130 S1/2 OF LOT 4
CITY OF FDNA BEACH

TOZER TERESA L/E/
332 S 9TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0130-0041

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	10	TERRAZZO 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

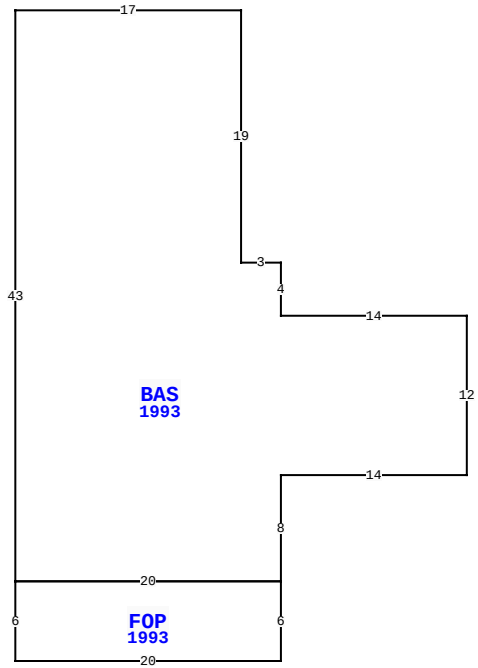
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	971	100	1993	971	115,639
FOP	120	30	1993	36	4,287
TOTALS	1,091			1,007	119,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,007	134.9460	134.95	135,895	1910	2000	0	0	0	11.75	88.25

2 SINGLE FAM – 0% - 2023 Heated Area: 971 HX Base Yr



332 S 9TH ST, FERNANDINA BEACH

BLD DATE	01/31/2018 0	LGL DATE	
XF DATE		LAND DATE	04/15/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	119,927
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	269,927
SOH/AGL Deduction	6,396
ASSESSED VALUE	263,531
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	263,531
TOTAL JUST VALUE	269,927
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060244	H/AC	3,800	01/30/2006
20060116	ELEC OTHER	0	01/18/2006
20053022	REPAIR/RRF	2,000	11/15/2005
20052247	REPAIR/RRF	3,000	07/18/2005
20051739	CHNGE SRVC	2,000	05/05/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2758/1936	12/11/2024	QC	U	I	11	100
GRANTOR: TOZER TERESA						
GRANTEE: TOZER ROSEMARY						
2612/1476	12/20/2022	WD	Q	I	01	293,000
GRANTOR: TURNER SCOTT E & KIM						
GRANTEE: TOZER TERESA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 N4 W3 N19 W17 S43 FOP=[YR=1993] S6 E20 N6W20 $ E20 N8 E14 N12 $.

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		MU-8	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	30.00	30.00	150,000							

REVIEW DATE 01/30/2019 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS