BLOCK 132 LOT N1/2 OF 7
IN OR 1867/1745
CITY OF FDNA BEACH

JONES HOPE L
409 S 11TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0132-0071

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

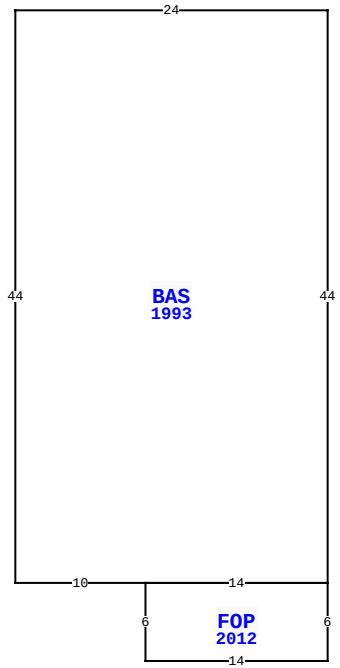
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1993	1,056	111,548
FOP	84	30	2012	25	2,641
TOTALS	1,140			1,081	114,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,081	111.7770	111.78	120,834	2012	2012	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2014 Heated Area: 1056 HX Base Yr 2014



409 S 11TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		114,188
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		250,388
SOH/AGL Deduction		159,265
ASSESSED VALUE		91,123
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		40,401
TOTAL JUST VALUE		250,388
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111696	NEW CONSTR	108,673	09/26/2011
10462	DEMOLITION	4,900	04/30/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1867/1745	7/10/2013	WD	U	I	17	75,100
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: JONES HOPE L						
1705/1386	10/21/2010	WD	U	V	17	18,000
GRANTOR: CABELL JOHN & LORI						
GRANTEE: NASSAU HABITAT FOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S44 E10 FOP=[YR=2012] S6 E14N6W14$ E14N44$.

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	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2012	2012	3	50	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	135,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS