

BLOCK 133 LOT S1/2 OF 3
L/E IN OR 730/644
CITY OF FDNA BEACH

BLUE ELOISE M L/E/
418 S 9TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0133-0032



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 2													
Exterior Wall	19	COMMON BRK 100	0100	01	1,059	116.8500	116.85	123,744	1963	1985	0	0	0	29.50	70.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0														Heated Area: 994 HX Base Yr												
Roof Cover	03	COMP SHNGL 100															VALUATION SUMMARY												
Interior Wall	05	DRYWALL 100															VALUATION BY												
Interior Floo	14	CARPET 80															Tax Group: 2 Tax Dist:												
Interior Floo	08	SHT VINYL 20															BUILDING MARKET VALUE 87,240												
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE 2,215												
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET 171,780												
Bedrooms	2	100															TOTAL MARKET VALUE 261,235												
Bathrooms	1	100															SOH/AGL Deduction 208,921												
Frame	03	MASONRY 100															ASSESSED VALUE 52,314												
Stories	1.	1. 100															TOTAL EXEMPTION VALUE HX HB SX 52,314												
Units	0	100	BASE TAXABLE VALUE 0																										
BUD8 Adjustme	02	DIST FB 100	TOTAL JUST VALUE 261,235																										
Occupancy	00	NONE 100	NCON VALUE 0																										
Quality 02 Quality Level 02			INCOME VALUE																										
DOR CODE 0100 SINGLE FAMILY			PREVIOUS YEAR MKT VALUE 232,962																										
MAP NUM			PERMIT NUM DESCRIPTION AMT ISSUED																										
NEIGHBORHOOD/LOC 1009.00			20071479 XFOB 1,000 08/10/2007																										
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE			20071483 REPAIR/RRF 800 08/10/2007																										
BAS 994 100 1993 994 81,885			19990165 REPAIR/RRF 27,000 04/01/1999																										
FOP 56 30 1993 17 1,400																													
PTO 198 5 2008 10 824																													
UCP 189 20 1993 38 3,130																													
TOTALS 1,437 1,059 87,240			SALES DATA																										
EXTRA FEATURES			OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE																										
L N 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			0730/0644 5/25/1995 WD U I 18 100																										
1 0825 BRICK 0 100 25 4 100.00 SF 12.50 12.50 100 1963 1963 3 41.4 518			GRANTOR: BLUE JAMES A & ELOISE																										
2 0810 CONCRETE A 0 100 0 0 300.00 SF 6.50 6.50 100 2007 2007 3 87 1,697			GRANTEE: BLUE JAMES A & ELOI																										
TOTAL OB/XF 2,215			BUILDING NOTES																										
LAND DESCRIPTION			BUILDING DIMENSIONS																										
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV			BAS=[YR=1993] W35 PTO=[YR=2008] W9S22 UCP=[YR=1993] S21E9N12 FOP=[YR=1993] E14N4 W14S4\$ N9W9\$ E9N22\$ S26E14S4 E21 N30\$.																										
1 000100 C RES 100 MU-8 50.00 100.00 4,908.00 SF 1.00 1.00 1.00 35.00 35.00 171,780																													
REVIEW DATE 05/17/2019 BY DJA Total Acres: 0.00 Total Land Value: 171,780 Market: 0 Agricultural: 0 Common: 171,780 PRINTED 07/30/2025 BY SYS																													