BLOCK 134 LOT S1/2 OF 6
IN OR 1993/1083
CITY OF FDNA BEACH

RAYSOR ROBIN R
423 S 9TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0134-0062

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
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	02	Quality Level 02

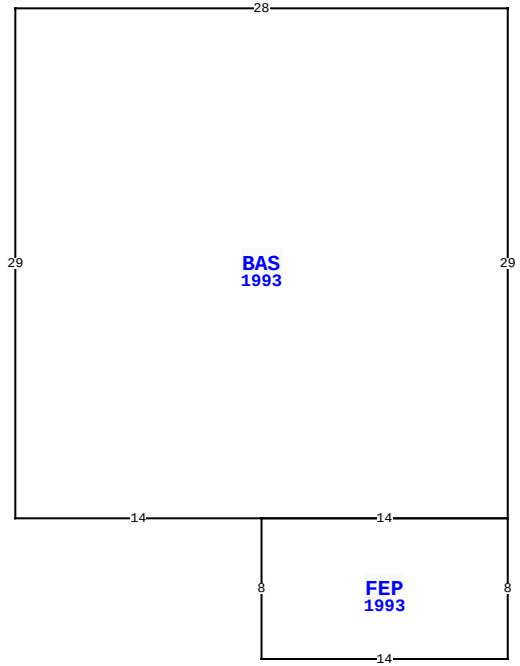
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	812	100	1993	812	68,454
FEP	112	80	1993	90	7,587
TOTALS	924			902	76,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	902	101.5740	101.57	91,616	1940	1985	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2008 Heated Area: 812 HX Base Yr 2008



423 S 9TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		76,041
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		276,041
SOH/AGL Deduction		212,761
ASSESSED VALUE		63,280
TOTAL EXEMPTION VALUE	HX HB	38,280
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		276,041
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990689	FENCE	500	06/17/1999
842677B	REMODEL	10,000	03/01/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1993/1083	7/18/2015	QC	U	I	11	100
GRANTOR: TYSON CLARA V NYAMN						
GRANTEE: RAYSOR ROBIN R						
0696/1283	1/20/2994	QC	Q	I	06	100
GRANTOR: TYSON LILA						
GRANTEE: RAYSOR ROBIN & CLAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S29 E14 FEP=[YR=1993] S8 E14 N8W14$ E14 N29$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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
1	000100	C	RES	100	0006	MU-8	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	40.00	40.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS