BLOCK 142 S1/2 OF LOT 5
PT OR 1873/694
CITY OF FDNA BEACH

BON-LEE LLC/
1702 22ND AVE N
LAKE WORTH, FL 33460

2025

00-00-31-1800-0142-0052

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

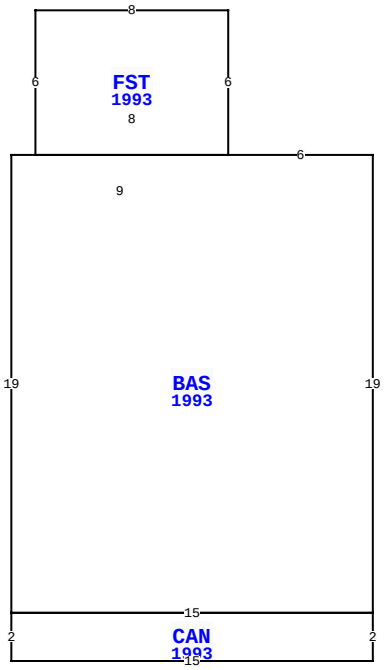
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 100
Interior Wall	03	PLASTER 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	1100	STORES, 1 STORY
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	285	100	1993	285	16,061
CAN	30	30	1993	9	507
FST	48	50	1993	24	1,353
TOTALS	363			318	17,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	318	80.7975	112.71	35,842	1962	1962	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 285 HX Base Yr



BLD DATE	06/11/2021	KK	LGL DATE
XF DATE	06/11/2021	KK	LAND DATE 04/15/2025 DC
INC DATE			AG DATE

529 S 9TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	17,921
TOTAL MARKET OB/XF VALUE	78
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	192,999
SOH/AGL Deduction	130,399
ASSESSED VALUE	62,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,600
TOTAL JUST VALUE	192,999
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1873/0694	8/14/2013	QC	U	I	11	100
GRANTOR: WILLIAMS CLEMMIE L SR						
GRANTEE: BON-LEE LLC						
1410/0066	5/05/2006	QC	Q	I	01	100
GRANTOR: WILLIAMS CLEMMIE LEE						
GRANTEE: WILLIAMS CLEMMIE LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 FST=[YR=1993] N6 W8 S6 E8 $ W9 S19
CAN=[YR=1993] S2 E15 N2 W15 $ E15 N19 $.

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	0810	CONCRETE A	0	0	0	0	40.00	SF	6.50	6.50	100	1980	1980	3	30	78	

LAND DESCRIPTION

TOTAL OB/XF 78

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	001100	C	STORE 1FLR	0	0006	MU-8	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	35.00	35.00	175,000							

REVIEW DATE 03/28/2022 BY DCA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS