BLOCK 142 S1/2 OF LOT 7 &
N1/2 OF LOT 7
IN OR 1293/1719 & OR 771/1656

DIXON EDNA
1227 HICKORY ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0142-0072

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

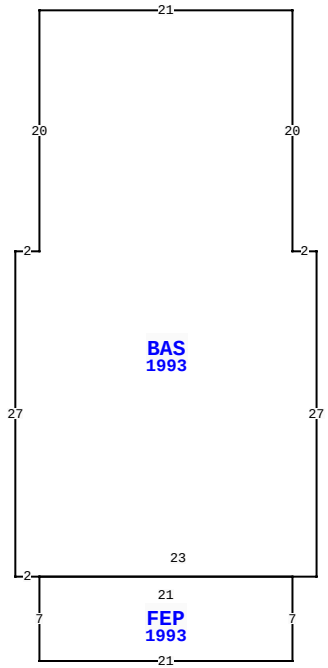
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,095	100	1993	1,095	80,641
FEP	147	80	1993	118	8,690
TOTALS	1,242			1,213	89,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,213	108.3000	108.30	131,368	1951	1980	0	0	0	32.00	68.00

1 SINGLE FAM – 0% - 0 Heated Area: 1095 HX Base Yr



513 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	89,330
TOTAL MARKET OB/XF VALUE	4,478
TOTAL LAND VALUE - MARKET	350,070
TOTAL MARKET VALUE	443,878
SOH/AGL Deduction	244,336
ASSESSED VALUE	199,542
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,542
TOTAL JUST VALUE	443,878
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	390,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20072115	GARAGE	9,620	11/27/2007
20072115	DEMOLITION	9,620	11/27/2007
10065-B	DEMOLITION	0	09/30/1996
4751	REPAIR/RRF	300	03/17/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1293/1719	2/08/2005	QC	Q	I	01	100

GRANTOR: TYSON JAMES W
GRANTEE: TYSON JAMES W & EDN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 S20 W2 S27 E2 FEP=[YR=1993] S7 E21 N7 W21$ E23 N27 W2 N20$.

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	10	4	40.00	SF	6.50	6.50	100	1960	1960	3	20	52	
2	0940	SHEDS/PORT	0	0	10	12	120.00	SF	15.00	15.00	100	1990	1990	3	20	360	
3	0510	GARAGE WD-	0	0	22	12	264.00	SF	35.00	35.00	100	2007	2007	3	44	4,066	

LAND DESCRIPTION

TOTAL OB/XF 4,478

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	0006	MU-8	50.00	100.00	10,002.00	SF		1.00	1.00	1.00	35.00	35.00	350,070							

REVIEW DATE 03/28/2022 BY DCA Total Acres: 0.00 Total Land Value: 350,070 Market: 0 Agricultural: 0 Common: 350,070 PRINTED 07/30/2025 BY SYS