BLOCK 143 S1/2 OF LOT 1
CITY OF FDNA BEACH

JORDAN GREGORY R
506 S 9TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0143-0012

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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	03	Quality Level 03

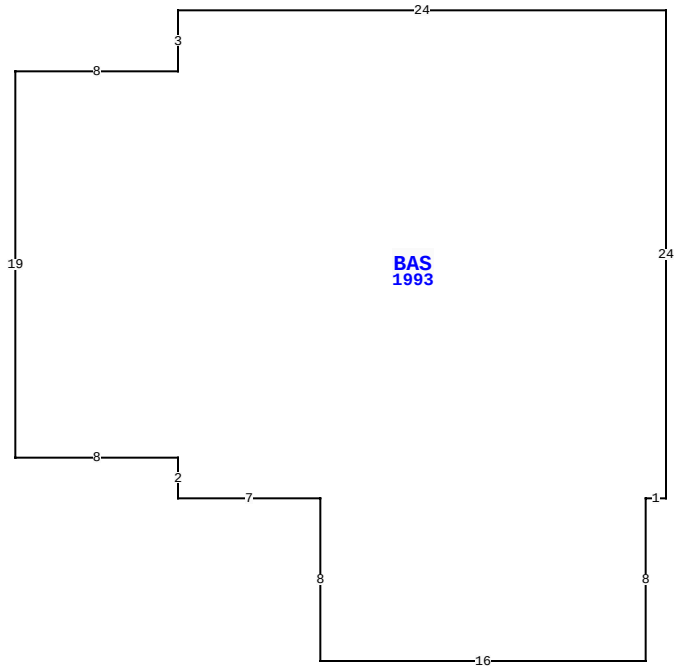
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	856	100	1993	856	101,111
TOTALS	856			856	101,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	856	127.0080	127.01	108,721	1955	2010	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2024 Heated Area: 856 HX Base Yr 2024



506 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		101,111
TOTAL MARKET OB/XF VALUE		35
TOTAL LAND VALUE - MARKET		120,600
TOTAL MARKET VALUE		221,746
SOH/AGL Deduction		23,061
ASSESSED VALUE		198,685
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		142,963
TOTAL JUST VALUE		221,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040244	H/AC	3,000	02/12/2004
20040215	ELEC OTHER	2,000	02/09/2004
20040124	REMODEL	10,000	01/23/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2575/1804	7/01/2022	WD	Q	I	01	279,000
GRANTOR: KENT BARBARA						
GRANTEE: JORDAN GREGORY R						
2299/0738	8/20/2019	SW	Q	I	01	115,000
GRANTOR: ROCK LANDING LLC						
GRANTEE: KENT BARBARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S3 W8 S19 E8 S2 E7 S8 E16 N8 E1 N24$.

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	100	9	3	27.00	SF	6.50	6.50	100	1955	1955	3	20	35	

LAND DESCRIPTION

TOTAL OB/XF 35

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	MU-8	50.00	100.00	4,824.00	SF		1.00	1.00	1.00	25.00	25.00	120,600							

REVIEW DATE 03/28/2022 BY DCA Total Acres: 0.00 Total Land Value: 120,600 Market: 0 Agricultural: 0 Common: 120,600 PRINTED 07/30/2025 BY SYS