BLOCK 143 LOT N1/2 OF 2
L/E IN OR 794/463
CITY OF FDNA BEACH

POLLARD WILLIE B JR
512 S 9TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0143-0021

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

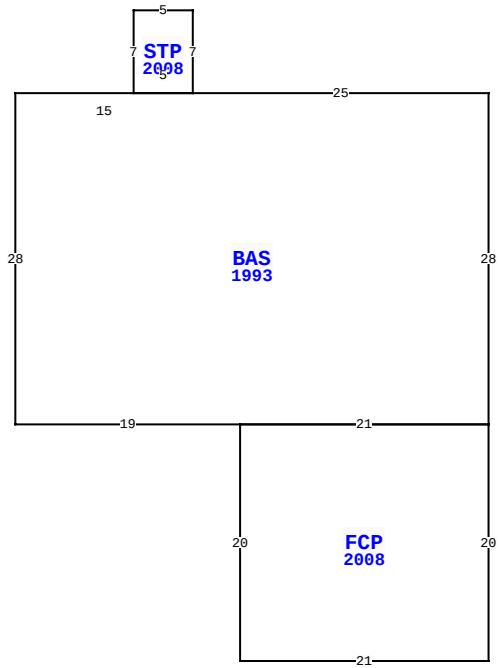
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1993	1,120	94,425
FCP	420	25	2008	105	8,853
STP	35	10	2008	4	337
TOTALS	1,575			1,229	103,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,229	104.7280	104.73	128,713	1966	1985	0	0	0	19.50	80.50

1 SINGLE FAM – 0% - 0 Heated Area: 1120 HX Base Yr



512 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	103,614
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	121,275
TOTAL MARKET VALUE	224,889
SOH/AGL Deduction	56,651
ASSESSED VALUE	168,238
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	168,238
TOTAL JUST VALUE	224,889
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081393	XFOB	2,400	09/09/2008
20062533	XFOB	1,000	11/13/2006
20021953	REMODEL	1,000	11/15/2002
20021835	REMODEL	9,000	10/23/2002
984391	REMODEL	5,540	10/09/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0794/0463	5/21/1997	PR	Q	I	01	100

GRANTOR: REEVES WARREN HARDY
GRANTEE: REEVES BESSIE L/E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 STP=[YR=2008] N7W5S7E5$ W15 S28E19
FCP=[YR=2008] S20E21N20 W21$ E21N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	4,851.00	SF		1.00	1.00	1.00	25.00	25.00	121,275							

REVIEW DATE 03/28/2022 BY DCA Total Acres: 0.00 Total Land Value: 121,275 Market: 0 Agricultural: 0 Common: 121,275 PRINTED 07/30/2025 BY SYS