BLOCK 143 N1/2 OF LOT 3
IN OR 1409/1871-1873
CITY OF FDNA BEACH

CLAYTON PAULA
518 S 9TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0143-0031

BUILDING CHARACTERISTICS

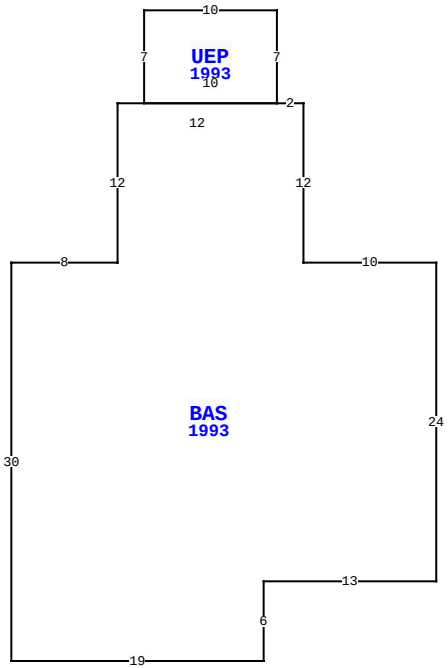
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
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	1,050	100	1993	1,050	60,583
UEP	70	60	1993	42	2,423
TOTALS	1,120			1,092	63,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,092	76.9348	76.93	84,008	1940	1985	0	0	0	25.00	75.00

1 SINGLE FAM – 100% - 0 Heated Area: 1050 HX Base Yr 1993



518 S 9TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		63,006
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		122,625
TOTAL MARKET VALUE		185,631
SOH/AGL Deduction		134,762
ASSESSED VALUE		50,869
TOTAL EXEMPTION VALUE	HX HB	25,869
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		185,631
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1409/1873	5/04/2006	QC	Q	I	01	100
GRANTOR: CLAYTON JAMES S						
GRANTEE: CLAYTON PAULA M						
1409/1872	5/04/2006	QC	Q	I	01	100
GRANTOR: CLAYTON GRETCHEN ELIZ						
GRANTEE: CLAYTON PAULA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N12 W2 UEP=[YR=1993] N7 W10 S7E10$ W12 S12 W8 S30 E19 N6 E13 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

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	100	0006	MU-8	50.00	100.00	4,905.00	SF		1.00	1.00	1.00	25.00	25.00	122,625							

REVIEW DATE 03/28/2022 BY DCA Total Acres: 0.00 Total Land Value: 122,625 Market: 0 Agricultural: 0 Common: 122,625 PRINTED 07/30/2025 BY SYS