BLOCK 143 S1/2 OF LOT 3 &
S1/2 OF LOT 6
CITY OF FDNA BEACH

PALMER SANDRA J/WILLIAMS PERRY M JR ET AL
86107 RIVERWOOD DR
YULEE, FL 32097

2025

00-00-31-1800-0143-0032

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		2 100
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

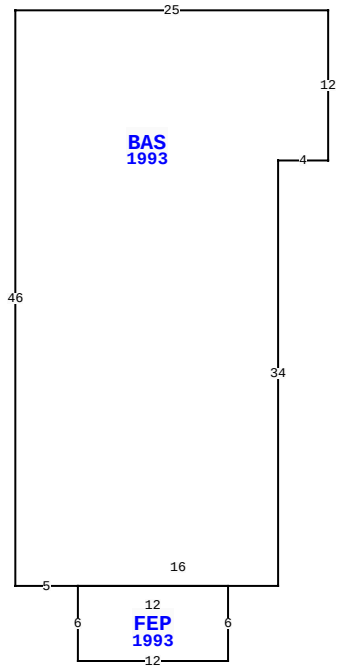
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,014	100	1993	1,014	88,607
FEP	72	80	1993	58	5,068
TOTALS	1,086			1,072	93,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,072	103.7210	103.72	111,188	1940	1990	0	0	0	15.75	84.25

1 SINGLE FAM – 0% - 0 Heated Area: 1014 HX Base Yr



524 S 9TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	93,676
TOTAL MARKET OB/XF VALUE	6,885
TOTAL LAND VALUE - MARKET	259,150
TOTAL MARKET VALUE	359,711
SOH/AGL Deduction	140,166
ASSESSED VALUE	219,545
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,545
TOTAL JUST VALUE	359,711
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	305,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0030	DEMO SHED	100	12/09/2024
20033357	VINYL SIDING & SO	16,000	06/26/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1076/0346	8/21/2002	QC	Q	I	01	100

GRANTOR: WILLIAMS PERRY M SR &
GRANTEE: WILLIAMS PERRY M SR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S46 E5 FEP=[YR=1993] S6 E12 N6W12$ E16 N34 E4 N12$.

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	20	24	480.00	SF	6.50	6.50	100	1981	1981	3	32.5	1,014	
2	0511	GARAGE CB-	0	0	14	26	364.00	SF	40.00	40.00	100	1982	1982	3	35	5,096	
3	0350	CARPORT WD	0	0	26	10	260.00	SF	6.50	6.50	100	1982	1982	3	20	338	
4	0510	GARAGE WD-	0	0	24	13	312.00	SF	7.00	7.00	100	1960	1960	3	20	437	

LAND DESCRIPTION

TOTAL OB/XF 6,885

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	4,966.00	SF		1.00	1.00	1.00	25.00	25.00	124,150							
2	000100	C	RES	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	135,000							

REVIEW DATE 06/24/2025 BY HS Total Acres: 0.00 Total Land Value: 259,150 Market: 0 Agricultural: 0 Common: 259,150 PRINTED 07/30/2025 BY SYS