BLK 143 LOT N 1/2 OF 4
IN OR 1174/1291
CITY OF FDNA BCH

BLASH COLLEEN M
526 S 9TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0143-0041

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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	01	NONE 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

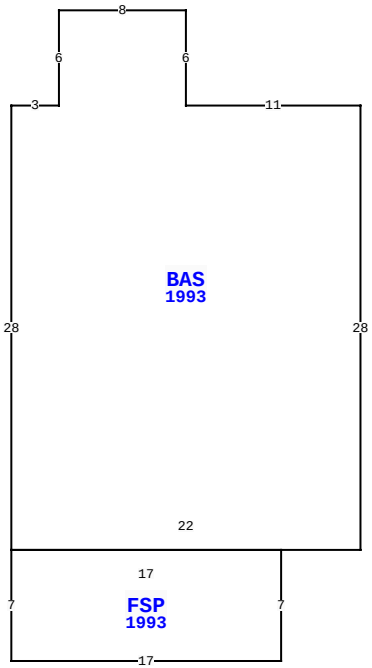
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	664	100	1993	664	50,482
FSP	119	40	1993	48	3,649
TOTALS	783			712	54,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	712	93.0050	93.00	66,216	1930	1980	0	0	0	18.25	81.75

1 SINGLE FAM – 100% - 2025 Heated Area: 664 HX Base Yr 2025



526 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		54,132
TOTAL MARKET OB/XF VALUE		720
TOTAL LAND VALUE - MARKET		123,975
TOTAL MARKET VALUE		178,827
SOH/AGL Deduction		0
ASSESSED VALUE		178,827
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		128,105
TOTAL JUST VALUE		178,827
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080322	REPAIR/RRF	0	03/03/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1174/1291	9/24/2003	QC	Q	I	01	100
GRANTOR: SMITH EVANGELINE						
GRANTEE: SMITH EVANGELINE &						
0166/0652	1/01/1974	WD	Q	I		12,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 N6 W8 S6 W3 S28 FSP=[YR=1993] S7 E17 N7W17$ E22 N28$.

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	0940	SHEDS/PORT	0	100	0	0	120.00	SF	30.00	30.00	100	1980	1980	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 720

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	4,959.00	SF		1.00	1.00	1.00	25.00	25.00	123,975							

REVIEW DATE 03/28/2022 BY DCA Total Acres: 0.00 Total Land Value: 123,975 Market: 0 Agricultural: 0 Common: 123,975 PRINTED 07/30/2025 BY SYS