BLK 146 LOT N 1/2 OF 3
OR 208 PG 343 & OR 2025/1280
CITY OF FDNA BCH

GOWEN BEVERLY A
618 S 9TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0146-0031

BUILDING CHARACTERISTICS

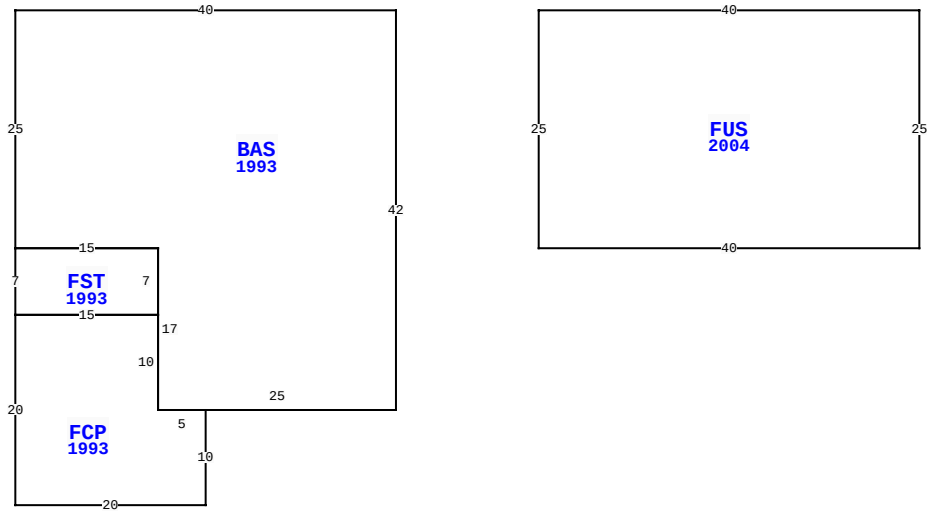
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
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	1,425	100	1993	1,425	119,087
FCP	350	25	1993	88	7,354
FST	105	55	1993	58	4,847
FUS	1,000	100	2004	1,000	83,570
TOTALS	2,880			2,571	214,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,571	99.9360	99.94	256,946	1975	1990	0	0	0	16.38	83.62

1 SINGLE FAM – 100% - 2006 Heated Area: 2425 HX Base Yr



618 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		214,858
TOTAL MARKET OB/XF VALUE		1,834
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		341,692
SOH/AGL Deduction		26,245
ASSESSED VALUE		315,447
TOTAL EXEMPTION VALUE	13	315,447
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		341,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110412	H/AC	4,500	03/22/2011
20010458	ROOM ADDITION	55,000	03/14/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2025/1280	1/22/2016	FJ	U	I	11	100
GRANTOR: GOWEN CURTIS EDWARD E						
GRANTEE: GOWEN BEVERLY						
2025/1278	1/22/2016	FJ	U	I	11	100
GRANTOR: GOWEN CURTIS EDWARD E						
GRANTEE: GOWEN BEVERLY S						

BUILDING NOTES

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	50	9	450.00	SF	6.50	6.50	100	1980	1980	3	30	878	
2	0810	CONCRETE A	0	100	10	8	80.00	SF	6.50	6.50	100	1975	1975	3	25	130	
3	0940	SHEDS/PORT	0	100	13	10	130.00	SF	30.00	30.00	100	1980	1980	3	20	780	
4	0810	CONCRETE A	0	100	7	4	28.00	SF	6.50	6.50	100	1975	1975	3	25	46	

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S25 FST=[YR=1993] S7 FCP=[YR=1993] S20 E20 N10 W5 N10 W15 $ E15 N7 W15 $ E15 S17 E25 N42 $ PTR= E15 FUS=[YR=2004] E40 S25 W40 N25 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 1,834

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	5,000.00	SF		1.00	1.00	1.00	25.00	25.00	125,000							

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS