BLK 146 LOT S 1/2 OF 3
OR 157/350 & OR 159/432
CITY OF FDNA BCH

WARD LORETTA EST
622 S 9TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0146-0032

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	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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

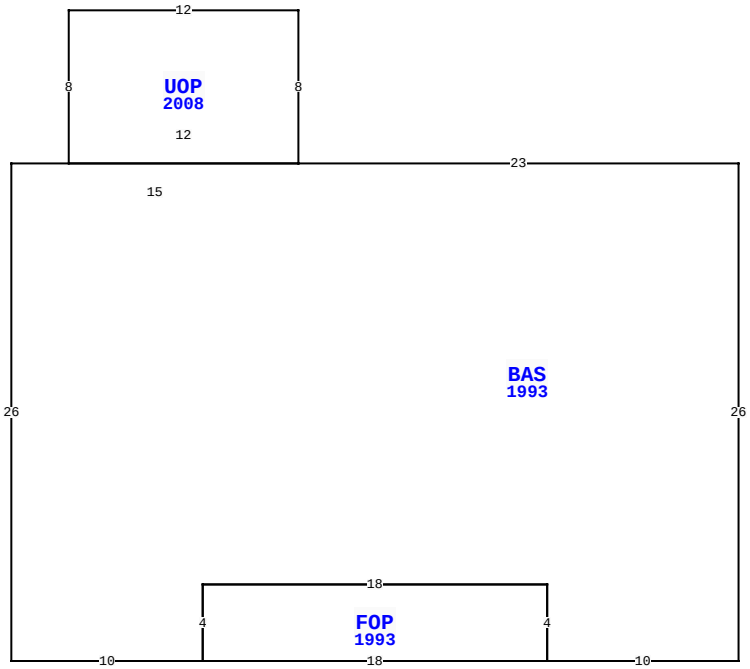
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	916	100	1993	916	76,118
FOP	72	30	1993	22	1,828
UOP	96	20	2008	19	1,579
TOTALS	1,084			957	79,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	957	101.6500	101.65	97,279	1973	1980	0	0	0	18.25	81.75

1 SINGLE FAM – 0% - 0 Heated Area: 916 HX Base Yr



622 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	79,526
TOTAL MARKET OB/XF VALUE	768
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	205,294
SOH/AGL Deduction	11,080
ASSESSED VALUE	194,214
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	194,214
TOTAL JUST VALUE	205,294
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080377	REPAIR/RRF	470	03/12/2008
20080131	OTHER	1,000	01/30/2008
6260	REPAIR/RRF	2,000	11/13/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 UOP=[YR=2008] N8 W12 S8 E12$ W15 S26 E10
FOP=[YR=1993] E18 N4 W18S4$ N4 E18 S4 E10 N26$.

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	0	10	10	100.00	SF	30.00	30.00	100	1974	1974	3	20	600	
2	0810	CONCRETE A	0	0	36	3	108.00	SF	6.50	6.50	100	1974	1974	3	24	168	

LAND DESCRIPTION

TOTAL OB/XF 768

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	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