



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CD										CONSTRUCTION									
Exterior Wall										15										CONC BLOCK 100									
Roof Structur										03										GABLE/HIP 100									
Roof Cover										03										COMP SHNGL 100									
Interior Wall										05										DRYWALL 100									
Interior Floo										08										SHT VINYL 100									
Air Condition										03										CENTRAL 100									
Heating Type										04										AIR DUCTED 100									
Bedrooms										3										100									
Bathrooms										1										100									
Frame										03										MASONRY 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									
NEIGHBORHOOD/LOC										1009.00																			
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
BAS										999										100									
FOP										147										30									
YEAR										2012										2012									
TOT ADJ AREA										999										44									
SUBAREA MARKET VALUE										87,635										3,859									
TOTALS										1,146										1,043									
EXTRA FEATURES										631 S 9TH ST, FERNANDINA BEACH										91,495									
L N										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									
L N										USE CODE										CLS									
LAND USE DESCRIPTION										CAP										R D									
LOC ZONE										FRONT										DEPTH									
TOT LND UTS										UNIT TYPE										D T									
DPHT 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									
30.00										30.00										150,000									
REVIEW DATE										03/29/2022										BY									
DCA										Total Acres: 0.00										Total Land Value: 150,000									
Market: 0										Agricultural: 0										Common: 150,000									
PRINTED 07/30/2025 BY SYS																													