



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
																	VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 200,020 TOTAL MARKET VALUE 200,020 SOH/AGL Deduction 117,486 ASSESSED VALUE 82,534 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 82,534 TOTAL JUST VALUE 200,020 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 175,018															
DOR CODE 1000 VACANT COMMERCIAL																	PERMIT NUM				DESCRIPTION						AMT		ISSUED			
MAP NUM																																
NEIGHBORHOOD/LOC 1009.00																	SALES DATA															
AREA TYPE						TOTAL GROSS AREA						PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1625/0831 6/11/2009 WD U I 30 1,262,500 GRANTOR: MILLER TREVETT & MCCA GRANTEE: WELL TRAVELED PROPE 0798/1363 7/07/1997 WD U I 09 155,000 GRANTOR: LOWE VIRGINIA B GRANTEE: MILLER TREVETT & MC												
TOTALS																	BLD DATE				LGL DATE											
EXTRA FEATURES						S 9TH ST, FERNANDINA BEACH											XF DATE				LAND DATE		04/15/2025 DC									
INC DATE																	AG DATE															
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																
TOTALS																	0															
LAND DESCRIPTION																	TOTAL OB/XF															
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	001000	C	COMMERCIAL	0	0006	MU-8	100.00	100.00	10,001.00	SF		1.00	1.00	1.00	20.00	20.00	200,020															
REVIEW DATE 04/15/2025 BY MLU Total Acres: 0.00 Total Land Value: 200,020 Market: 0 Agricultural: 0 Common: 200,020 PRINTED 07/30/2025 BY SYS																																