BLOCK 154 LOTS 21 22
CITY OF FDNA BEACH

REED CAROLIESE F
859 N 29TH STREET
PHILADELPHIA, PA 19130

2025

00-00-31-1800-0154-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
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

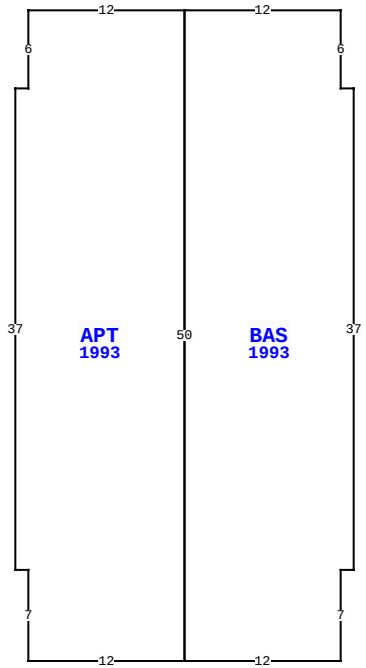
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	637	100	1993	637	40,997
BAS	637	100	1993	637	40,997
TOTALS	1,274			1,274	81,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,274	69.1600	91.29	116,303	1925	1980	0	0	0	29.50	70.50

1 DUPLEX – 0% - 0 Heated Area: 1274 HX Base Yr



723 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	81,994
TOTAL MARKET OB/XF VALUE	113
TOTAL LAND VALUE - MARKET	99,980
TOTAL MARKET VALUE	182,087
SOH/AGL Deduction	41,440
ASSESSED VALUE	140,647
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,647
TOTAL JUST VALUE	182,087
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	165,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2395/1149	9/04/2020	PR	U	I	19	100

GRANTOR: REED CAROLIESE PR FOR
GRANTEE: REED CAROLIESE F

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N6 W12 APT=[YR=1993] W12 S6 W1 S37 E1S7 E12 N50$ S50 E12 N7 E1 N37$.

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	0	7	3	21.00	SF	6.50	6.50	100	1970	1970	3	20	27	
2	0819	CONC 12"	0	0	9	5	45.00	SF	9.50	9.50	100	1970	1970	3	20	86	

LAND DESCRIPTION

TOTAL OB/XF 113

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	4,999.00	SF		1.00	1.00	1.00	20.00	20.00	99,980							

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 99,980 Market: 0 Agricultural: 0 Common: 99,980 PRINTED 07/30/2025 BY SYS