BLOCK 155 LOTS 12 13 14
CITY OF FDNA BEACH

FRINK CECIL L/E/
PO BOX 559
FERNANDINA BEACH, FL 32035

2025

00-00-31-1800-0155-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 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	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
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

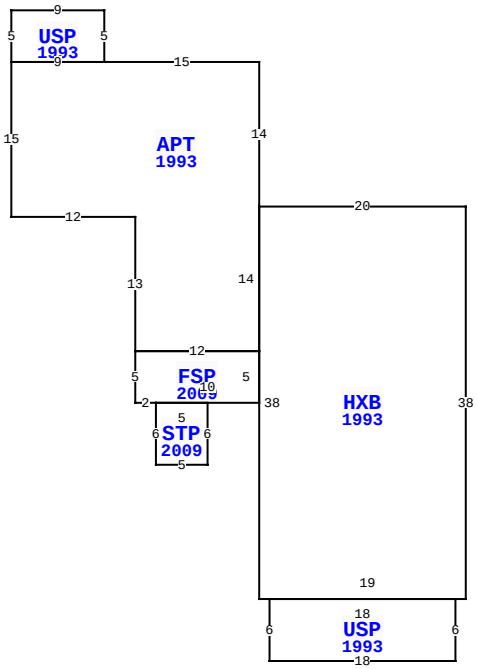
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	516	100	1993	516	34,881
FSP	60	40	2009	24	1,622
HXB	760	100	1993	760	51,374
STP	30	10	2009	3	203
USP	45	30	1993	14	946
USP	108	30	1993	32	2,163
TOTALS	1,519			1,349	91,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,349	70.1480	92.60	124,917	1937	1985	0	0	0	27.00	73.00

1 DUPLEX – 57% - 2024 Heated Area: 1276 HX Base Yr 2024



728 S 9TH ST A&B, FERNANDINA BEACH

BLD DATE	02/04/2015 KK	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		91,189
TOTAL MARKET OB/XF VALUE		275
TOTAL LAND VALUE - MARKET		158,040
TOTAL MARKET VALUE		249,504
SOH/AGL Deduction		16,708
ASSESSED VALUE		232,796
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		182,074
TOTAL JUST VALUE		249,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062755	REPAIR/RRF	1,500	12/18/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2394/1522	9/04/2020	PR	U	I	19	100

GRANTOR: REED CAROLIESE F P/R
GRANTEE: FRINK CECIL

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1993] W20 APT=[YR=1993] N14 W15 USP=[YR=1993] N5W9 S5 E9$ W9 S15 E12 S13 FSP=[YR=2009] S5 E2 STP=[YR=2009] S6E5 N6W5$ E10N5W12$E12N14$ S38E1 USP=[YR=1993] S6E18N6W18$E19N38$.

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	0	0	90.00	SF	6.50	6.50	100	1986	1986	3	47	275	

LAND DESCRIPTION

TOTAL OB/XF 275

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	000800	C	MULTI-FAMILY	100	0006	MU-8	75.00	100.00	7,902.00	SF		1.00	1.00	1.00	20.00	20.00	158,040							

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 158,040 Market: 0 Agricultural: 0 Common: 158,040 PRINTED 07/30/2025 BY SYS