BLOCK 158 LOTS 1 & 2
CITY OF FDNA BEACH

TOMICH STEVEN L & GINA R
69 E RICKARD DRIVE
OSWEGO, IL 60543

2025

00-00-31-1800-0158-0010

BUILDING CHARACTERISTICS

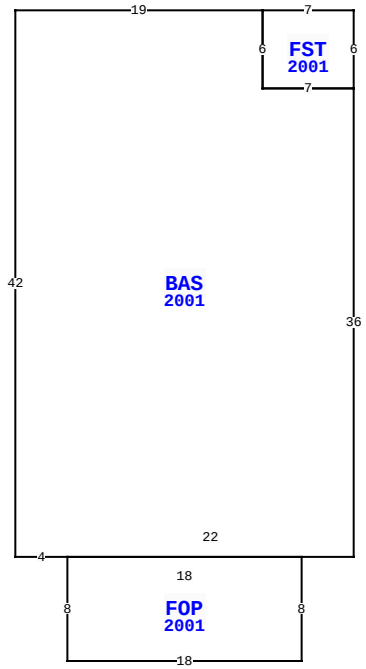
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,050	100	2001	1,050	155,604
FOP	144	30	2001	43	6,372
FST	42	55	2001	23	3,409
TOTALS	1,236			1,116	165,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,116	126.5000	166.98	186,350	2001	2001	0	0	0	11.25	88.75

1 SNGL FAM – 0% - 2023 Heated Area: 1050 HX Base Yr



802 S 9TH ST, FERNANDINA BEACH

BLD DATE		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	165,386
TOTAL MARKET OB/XF VALUE	4,817
TOTAL LAND VALUE - MARKET	106,720
TOTAL MARKET VALUE	276,923
SOH/AGL Deduction	0
ASSESSED VALUE	276,923
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	276,923
TOTAL JUST VALUE	276,923
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120096	H/AC	2,300	01/19/2012
20010106	NEW CONSTR	29,000	01/25/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2556/0121	4/15/2022	WD	Q	I	01	368,000
GRANTOR: BERNARD CAMERON & JAN						
GRANTEE: TOMICH STEVEN L & G						
2515/0689	12/03/2021	WD	U	I	11	100
GRANTOR: SMITH THELMA FRANCINE						
GRANTEE: GREEN DULIE ALONZO						

BUILDING NOTES

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	0	0	413.00	SF	6.50	6.50	100	2001	2001	3	79	2,121	
2	0810	CONCRETE A	0	0	48	8	384.00	SF	6.50	6.50	100	2001	2001	3	79	1,972	
3	0810	CONCRETE A	0	0	47	3	141.00	SF	6.50	6.50	100	2001	2001	3	79	724	

BUILDING DIMENSIONS

FST=[YR=2001] W7 BAS=[YR=2001] W19 S42 E4 FOP=[YR=2001] S8 E18 N8 W18 $ E22 N36 W7 N6 $ S6 E7 N6 $.

LAND DESCRIPTION

TOTAL OB/XF 4,817

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	5,336.00	SF		1.00	1.00	1.00	20.00	20.00	106,720							

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 106,720 Market: 0 Agricultural: 0 Common: 106,720 PRINTED 07/30/2025 BY SYS