BLOCK 159 LOTS 23 THRU 26
IN OR 1999/1324 & OR 2000/254
.

GOWEN CALVIN EST/GOWEN CURTIS EST ET AL
819 S 9TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0159-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
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

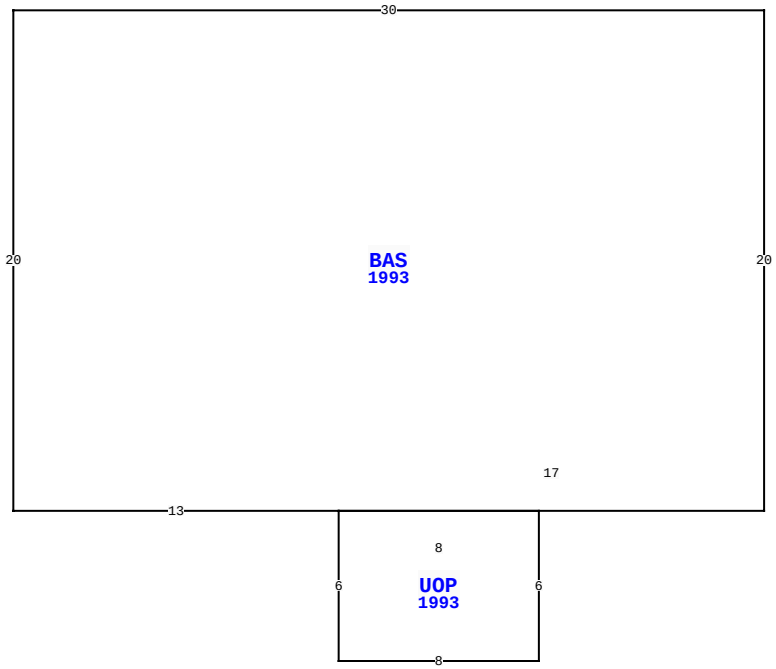
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	1993	600	43,126
UOP	48	20	1993	10	719
TOTALS	648			610	43,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	610	92.1500	92.15	56,212	1956	1980	0	0	0	22.00	78.00

1 SINGLE FAM – 0% - 0 Heated Area: 600 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 DC
INC DATE		AG DATE	

819 S 9TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	43,845
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	196,460
TOTAL MARKET VALUE	240,305
SOH/AGL Deduction	104,894
ASSESSED VALUE	135,411
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,411
TOTAL JUST VALUE	240,305
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2000/0254	8/28/2015	FJ	U	I	11	0
GRANTOR: GOWEN MAZRINE ESTATE						
GRANTEE: GOWEN CURTIS ET AL						
1999/1324	8/28/2015	FJ	U	I	11	0
GRANTOR: GOWEN MARZINE ESTATE						
GRANTEE: GOWEN CURTIS ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S20 E13 UOP=[YR=1993] S6 E8 N6W8$ E17 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100.00	100.00	9,823.00	SF		1.00	1.00	1.00	20.00	20.00	196,460							

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 196,460 Market: 0 Agricultural: 0 Common: 196,460 PRINTED 07/30/2025 BY SYS