

BLOCK 167 LOTS 21 & 22
IN OR 1554/422
CITY OF FDNA BEACH

FERA KRISTOFER LEE
931 S 9TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0167-0210



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	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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	03	Quality Level 03
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	930	100	1993	930	93,511
FOP	77	30	1993	23	2,313
TOTALS	1,007			953	95,823

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	12	14	168.00	SF	6.50	6.50	
3	1243	WD DECK F	0	100	8	8	64.00	SF	8.00	8.00	
4	0940	SHEDS/PORT	0	100	8	11	88.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	MU-8	50.00	100.00	4,886.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	953	114.2640	114.26	108,890	1935	2000	0	0	12.00	88.00
1 SINGLE FAM - 100% - 2010 Heated Area: 930 HX Base Yr 2010											
30 31 31 20 10 11 11 BAS 1993 FOP 1993											
931 S 9TH ST, FERNANDINA BEACH											
BLD DATE 02/04/2015 KK LGL DATE 04/15/2025 DC XF DATE INC DATE											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		95,823	
TOTAL MARKET OB/XF VALUE		1,871	
TOTAL LAND VALUE - MARKET		97,720	
TOTAL MARKET VALUE		195,414	
SOH/AGL Deduction		116,673	
ASSESSED VALUE		78,741	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		28,019	
TOTAL JUST VALUE		195,414	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		179,064	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051807	H/AC	4,000	05/16/2005
20051667	REMODEL	1,000	04/25/2005
969398	XFOB	200	10/31/1995
2565	REMODEL	10,000	11/01/1983

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1554/0422	3/05/2008	WD	Q	I		128,000	
GRANTOR: RODGERS KRISTINE H							
GRANTEE: FERA KRISTOFER LEE							
1406/1865	4/26/2006	WD	Q	I		125,000	
GRANTOR: BASSETT GARY A & DARL							
GRANTEE: RODGERS KRISTINE H							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W30 S31 E10 FOP=[YR=1993] S7 E11 N7 W11 \$ E20 N31 \$.											