BLOCK 167 LOT 23 & S 8.33FT LOT
CITY OF FDNA BEACH

IRON HORSE REALTY LLC
14025 OLD HANOVER RD
REISTERSTOWN, MD 21136

2025

00-00-31-1800-0167-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

929 S 9TH ST, FERNANDINA BEACH

BLD DATE	02/04/2015 KK	LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	66,000
TOTAL MARKET VALUE	66,000
SOH/AGL Deduction	17,875
ASSESSED VALUE	48,125
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,125
TOTAL JUST VALUE	66,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0474	SFR	205,217	09/10/2024
2023-0027	DEMO SFR		12/07/2023
20090687	ELEC OTHER	3,400	06/03/2009
20090645	REMODEL	46,000	05/27/2009
20090646	OTHER	2,500	05/27/2009
20090602	REPAIR/RRF	2,500	05/14/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2677/1402	11/06/2023	WD	Q	I	03	318,000
GRANTOR: SHEPARD TANGALA J						
GRANTEE: IRON HORSE REALTY L						
2572/0815	6/22/2022	FJ	U	I	11	0
GRANTOR: RICHO ALAHENDRA V EST						
GRANTEE: SHEPARD TANGALA J						

BUILDING NOTES

BUILDING DIMENSIONS

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	33.00	100.00	3,300.00	SF		1.00	1.00	1.00	20.00	20.00	66,000							

REVIEW DATE 06/24/2025 BY HS Total Acres: 0.00 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 07/30/2025 BY SYS