BLOCK 168 LOTS 1 & 2
IN OR 1156/1822
CITY OF FDNA BEACH

CAMPBELL VERONICA D
902 S 9TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0168-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
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	02	Quality Level 02

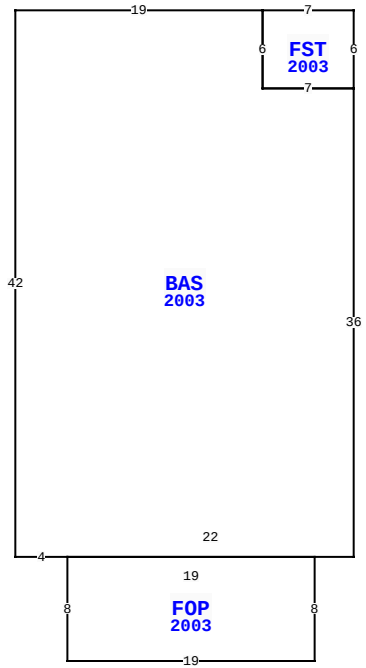
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	2003	1,050	104,387
FOP	152	30	2003	46	4,573
FST	42	55	2003	23	2,287
TOTALS	1,244			1,119	111,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,119	110.7700	110.77	123,952	2003	2003	0	0	0	10.25	89.75

1 SINGLE FAM – 100% - 2004 Heated Area: 1050 HX Base Yr 2004



902 S 9TH ST, FERNANDINA BEACH

BLD DATE	04/04/2014 KK	LGL DATE	
XF DATE		LAND DATE	04/15/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		111,247
TOTAL MARKET OB/XF VALUE		4,995
TOTAL LAND VALUE - MARKET		105,540
TOTAL MARKET VALUE		221,782
SOH/AGL Deduction		149,368
ASSESSED VALUE		72,414
TOTAL EXEMPTION VALUE	HX HB	47,414
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		221,782
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032705	H/AC	3,000	03/17/2003
20021822	NEW CONSTR	3,000	10/22/2002
20021783	NEW CONSTR	75,000	10/16/2002
20032474	NEW CONSTR	3,000	02/07/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1156/1822	7/28/2003	WD	U	I	19	43,700
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: CAMPBELL VERONICA D						
1039/0510	2/22/2002	WD	Q	V	06	100
GRANTOR: ITT RAYONIER INC						
GRANTEE: NASSAU HABITAT FOR						

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	49	3	147.00	SF	6.50	6.50	100	2003	2003	3	82	784	
2	0810	CONCRETE A	0	100	21	6	126.00	SF	6.50	6.50	100	2003	2003	3	82	672	
3	0810	CONCRETE A	0	100	59	8	472.00	SF	6.50	6.50	100	2003	2003	3	82	2,516	
4	0810	CONCRETE A	0	100	16	12	192.00	SF	6.50	6.50	100	2003	2003	3	82	1,023	

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2003] W7 BAS=[YR=2003] W19 S42 E4 FOP=[YR=2003] S8 E19 N8 W19 $ E22 N36 W7 N6 $ S6 E7 N6 $.

LAND DESCRIPTION

TOTAL OB/XF 4,995

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	100	0006	MU-8	50.00	100.00	5,277.00	SF		1.00	1.00	1.00	20.00	20.00	105,540							

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 105,540 Market: 0 Agricultural: 0 Common: 105,540 PRINTED 07/30/2025 BY SYS