BLOCK 168 LOTS 7 & 8
CITY OF FDNA BEACH

VERRIER TRACEY HINES
914 S 9TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0168-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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

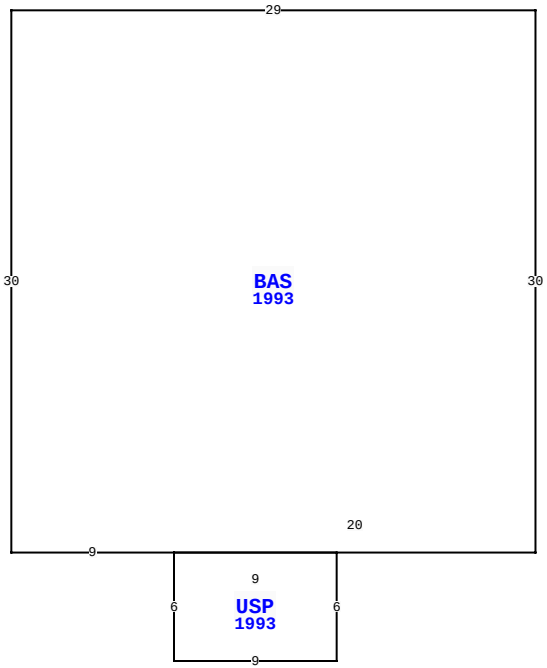
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	870	100	1993	870	64,053
USP	54	30	1993	16	1,178
TOTALS	924			886	65,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	886	94.3920	94.39	83,630	1942	1980	0	0	0	22.00	78.00

1 SINGLE FAM – 0% - 2024 Heated Area: 870 HX Base Yr



914 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	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	65,231
TOTAL MARKET OB/XF VALUE	62
TOTAL LAND VALUE - MARKET	105,520
TOTAL MARKET VALUE	170,813
SOH/AGL Deduction	569
ASSESSED VALUE	170,244
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,244
TOTAL JUST VALUE	170,813
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0983	RENO + BTH	60,000	03/25/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2677/1783	11/03/2023	WD	U	I	37	100,000
GRANTOR: PORTER ARLINE & MARGI						
GRANTEE: VERRIER TRACEY HINE						
2295/1698	7/25/2019	SW	U	I	11	100
GRANTOR: PORTER ARLINE						
GRANTEE: PORTER ARLINE & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 S30 E9 USP=[YR=1993] S6 E9 N6W9$ E20 N30$.

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	1243	WD DECK F	0	0	5	5	25.00	SF	8.00	8.00	100	2008	2008	3	31	62	

LAND DESCRIPTION

TOTAL OB/XF 62

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	5,276.00	SF		1.00	1.00	1.00	20.00	20.00	105,520							

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 105,520 Market: 0 Agricultural: 0 Common: 105,520 PRINTED 07/30/2025 BY SYS