BLOCK 171 LOTS 1 2 3 & 4
IN OR 1372/1837
CITY OF FDNA BEACH

LANG BENJAMIN JR
506 BROCKHAM DRIVE
JACKSONVILLE, FL 32221

2025

00-00-31-1800-0171-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

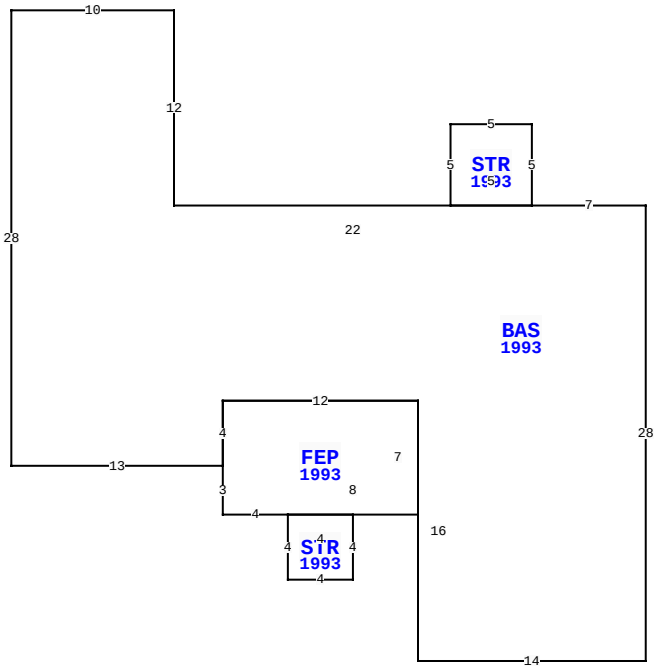
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
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	864	100	1993	864	69,968
FEP	84	80	1993	67	5,426
STR	16	10	1993	2	162
STR	25	10	1993	2	162
TOTALS	989			935	75,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	935	96.1200	96.12	89,872	1938	1990	0	0	0	15.75	84.25

1 SINGLE FAM – 0% - 0 Heated Area: 864 HX Base Yr



1006 S 9TH ST, FERNANDINA BEACH

BLD DATE		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	75,717
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	207,700
TOTAL MARKET VALUE	283,417
SOH/AGL Deduction	166,794
ASSESSED VALUE	116,623
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,623
TOTAL JUST VALUE	283,417
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042279	CHNGE SRVC	2,000	12/06/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1372/1837	12/09/2005	QC	Q	I	01	100
GRANTOR: CALHOUN DRUDELLA L						
GRANTEE: LANG BENJAMIN JR						
0108/0072	1/01/1971	TA	Q	V		700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 STR=[YR=1993] N5W5S5E5$ W22 N12 W10 S28 E13 FEP=[YR=1993] S3 E4 STR=[YR=1993] S4E4N4W4$ E8N7W12S4 $ N4E12 S16 E14 N28$.

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	10,385.00	SF		1.00	1.00	1.00	20.00	20.00	207,700							

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 207,700 Market: 0 Agricultural: 0 Common: 207,700 PRINTED 07/30/2025 BY SYS