

SHEEN CARISSA LYNN
1020 S 9TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0171-0090

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03

CONC BLOCK 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units BUD8 Adjustme Occupancy

0305110304010200

COMP SHNGL 100 DRYWALL 100 CLAY TILE 100 CENTRAL 100 AIR DUCTED 100 2 100 MASONRY 100 1. 1. 100 0 100 DIST FB 100 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

040100MKT AREA011009.00

Quality Level 04SINGLE FAMILY

TOTALS

991943150,980

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10810CONCRETE A010030390.00SF6.506.5010019571957320117

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006MU-850.00100.005,165.00SF1.001.001.0020.0020.00103,300

REVIEW DATE03/29/2022BYDCA

Total Acres: 0.00Total Land Value: 103,300Market: 0Agricultural: 0Common: 103,300PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

090001943127.0080167.65158,09419572015004.5095.50

1 SNGL FAM - 100% - 2023Heated Area: 925HX Base Yr 2023

BLD DATEXF DATEINC DATE

04/04/2014KK

LGL DATELAND DATEAG DATE

04/15/2025DC

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUEASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

150,980117103,300254,397241,02150,722190,299254,3970234,228

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2589/07859/08/2022WDQI02305,000

GRANTOR:MESSER TIFFANY RGRANTEE:SHEEN CARISSA LYNN2228/060310/04/2018WDQI02164,000GRANTOR:WATSON TINA & KIMBERLGRANTEE:MESSER TIFFANY R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S37 E16 FOP=[YR=1993] S6 E9 N6 W9 \$ E9 N19 UOP=[YR=1993] E3 N4 W3 S4 \$ N18 \$.