BLOCK 171 LOTS 13 & 14
CITY OF FDNA BEACH

DIAMANT BUY HOUSES LLC
1290 KENDALL TOWN BLVD APT 531
JACKSONVILLE, FL 32225

2025

00-00-31-1800-0171-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
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

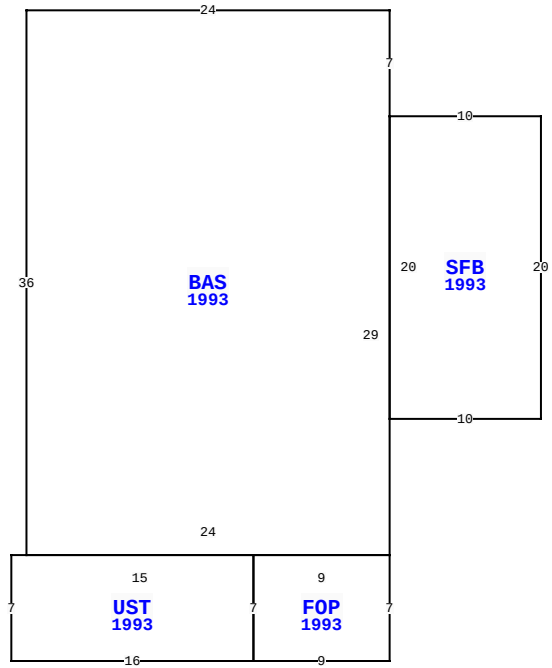
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1993	864	61,500
FOP	63	30	1993	19	1,352
SFB	200	80	1993	160	11,389
UST	112	45	1993	50	3,559
TOTALS	1,239			1,093	77,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,093	89.1195	89.12	97,408	1958	1980	0	0	0	20.13	79.87

1 SINGLE FAM – 0% - 2023 Heated Area: 1024 HX Base Yr



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

1028 S 9TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	77,800
TOTAL MARKET OB/XF VALUE	745
TOTAL LAND VALUE - MARKET	102,980
TOTAL MARKET VALUE	181,525
SOH/AGL Deduction	0
ASSESSED VALUE	181,525
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,525
TOTAL JUST VALUE	181,525
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	165,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090838	GAS	400	06/30/2009
972436	REPAIR/RRF	2,860	12/29/1997
6044	ADDITION	800	06/25/1990
5995	REPAIR/RRF	800	05/29/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2781/1585	4/15/2025	WD	Q	I	01	215,000
GRANTOR: RDM PROPERTIES OF FER						
GRANTEE: DIAMANT BUY HOUSES						
2566/0734	5/26/2022	WD	U	I	11	100
GRANTOR: MAYNARD FAMILY TRUST						
GRANTEE: RDM PROPERTIES OF F						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1993] W10 BAS=[YR=1993] N7 W24 S36 UST=[YR=1993] W1 S7 E16 FOP=[YR=1993] E9 N7 W9 S7 $ N7 W15 $ E24 N29$ S20 E10N20 $.

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	0	0	0	573.00	SF	6.50	6.50	100	1965	1965	3	20	745	

LAND DESCRIPTION

TOTAL OB/XF 745

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	5,149.00	SF		1.00	1.00	1.00	20.00	20.00	102,980							

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 102,980 Market: 0 Agricultural: 0 Common: 102,980 PRINTED 07/30/2025 BY SYS