BLOCK 180 N1/2 OF LOT 7
PT OR 1878/1808
CITY OF FDNA BEACH

MIRSCHEL ARLENE L
506 DATE STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0180-0071

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	11,203
TOTAL LAND VALUE - MARKET	38,592
TOTAL MARKET VALUE	49,795
SOH/AGL Deduction	0
ASSESSED VALUE	49,795
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,795
TOTAL JUST VALUE	49,795
NCON VALUE	11,203
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,592

MISC STRG CONTAINER(S) = NV : KW 3/2025

ALSO SEE ADJCNT PRCLS: 00-00-31-1800-0180-0060 &

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1878/1808	9/13/2013	WD	Q	V	05	100,000
GRANTOR: REESE RONALD STEVEN T						
GRANTEE: MIRSCHEL ARLENE L						
0177/0322	1/01/1974	WD	U	V		100
GRANTOR:						
GRANTEE:						

S 9TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES

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	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	2025	2015		65	5,616	
2	0680	POLE SHED	0	0	20	12	240.00	SF	10.00	10.00	100	2025	2018		84	2,016	
3	1243	WD DECK F	0	0	30	16	480.00	SF	8.00	8.00	100	2025	2022		93	3,571	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 11,203

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	001001	C	V CM/XFOBT	0		MU-8	50.00	100.00	4,824.00	SF		1.00	1.00	1.00	8.00	8.00	38,592							

REVIEW DATE 04/15/2025 BY DC Total Acres: 0.00 Total Land Value: 38,592 Market: 0 Agricultural: 0 Common: 38,592 PRINTED 07/30/2025 BY SYS