BLOCK 216 N46 FT OF A OF LOT 9
IN OR 1780/3
CITY OF FDNA BEACH

COURSON CHARLES DEREK
7510 MARYLAND AVE APT D
HUDSON, FL 34667

2025

00-00-31-1800-0216-09A1

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	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

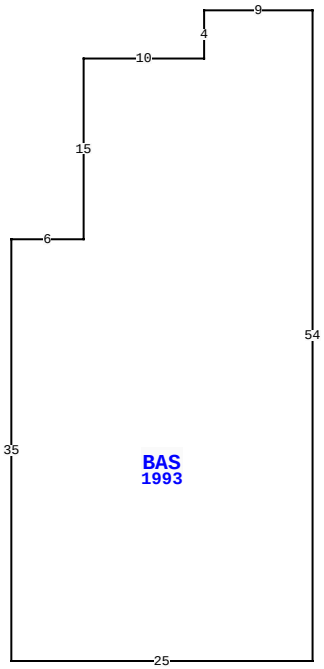
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1993	1,196	25,409
TOTALS	1,196			1,196	25,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,196	97.6790	97.68	116,825	1950	1980	0	0	60	18.25	21.75

1 SINGLE FAM – 0% - 2023 Heated Area: 1196 HX Base Yr



218 DIVISION ST, FERNANDINA BEACH

BLD DATE	09/12/2013 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	25,409
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	124,200
TOTAL MARKET VALUE	149,609
SOH/AGL Deduction	11,429
ASSESSED VALUE	138,180
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,180
TOTAL JUST VALUE	149,609
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071427	METER CAN & RISER	0	07/31/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2613/1082	1/12/2023	FJ	U	I	11	0
GRANTOR: COURSON CHARLES ALLEN						
GRANTEE: COURSON CHARLES DER						
2596/1821	10/12/2022	FJ	U	I	11	0
GRANTOR: COURSON CHARLES ALLEN						
GRANTEE: COURSON CHARLES DER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 S4 W10 S15 W6 S35 E25 N54$.

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	R-2	46.00	100.00	46.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	124,200							

REVIEW DATE 06/15/2022 BY DJ Total Acres: 0.00 Total Land Value: 124,200 Market: 0 Agricultural: 0 Common: 124,200 PRINTED 07/30/2025 BY SYS