LOT 38
BEACHWOOD VILLAGE #1
PB 4/25-27

BRAND GREGORY A & ELIZABETH K L/E/
9 RAILROAD VINE RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0201-0038-0000

BUILDING CHARACTERISTICS

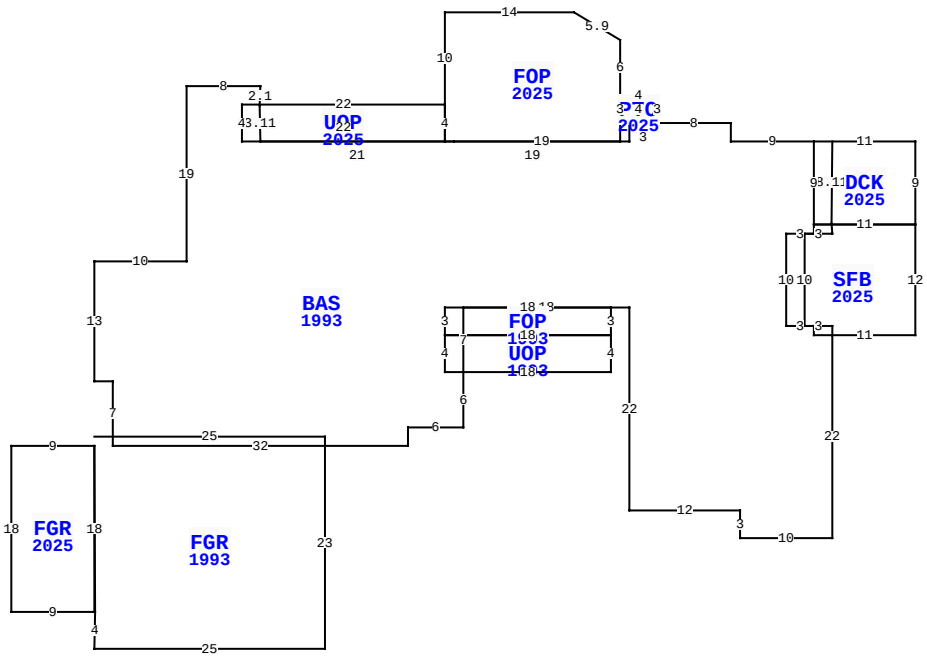
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,437	100	1993	2,437	303,155
DCK	99	10	2025	10	1,244
FGR	535	55	1993	294	36,573
FGR	162	55	2025	89	11,072
FOP	54	30	1993	16	1,990
FOP	259	30	2025	78	9,703
PTO	12	5	2025	1	125
SFB	162	80	2025	130	16,171
UOP	72	20	1993	14	1,742
UOP	88	20	2025	18	2,239
TOTALS	3,880			3,087	384,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,087	103.5920	163.68	505,280	1976	1976	0	0	0	24.00	76.00

1 SFR CUST – 100% - 2023 Heated Area: 2567 HX Base Yr 2023



9 RAILROAD VINE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		384,013
TOTAL MARKET OB/XF VALUE		9,449
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		893,462
SOH/AGL Deduction		34,191
ASSESSED VALUE		859,271
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		808,549
TOTAL JUST VALUE		893,462
NCON VALUE		259
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		876,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001966	ADD FGR/FOP	190,000	02/16/2024
8727	ADDITION	14,073	03/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2639/1401	5/10/2023	LE	U	I	11	100
GRANTOR: BRAND GREGORY A & ELI						
GRANTEE: BRAND TAYLOR E						
2639/1399	5/10/2023	QC	U	I	11	100
GRANTOR: BRAND ELIZABETH K						
GRANTEE: BRAND GREGORY A & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W9 N2 D0L8 U0L3 S2 U0L19 D0L21
U3.11L0.1 U2.1R0.1 W8 S19 W10 S13 E2 S7 E32 N2 E6 N6 N7 E18
S22 E12 S3 E10 N22 N1 W3 N10 E3 U1.1L0.1 U8.11R0.1 $
FGR=[YR=1993;ORIG=-78,33] D18R0.1 D4L0.1 E25 N23 W25 $
SFB=[YR=2025;ORIG=0,21] E11 N12 W11 S1 W3 S10 E3 S1 $
UOP=[YR=1993;ORIG=-40,25] E18 N4 W18 S4 $
FOP=[YR=1993;ORIG=-22,21] N3 W18 S3 E18 $
FGR=[YR=2025;ORIG=-78,33] W9 S18 E9 N18 $
UOP=[YR=2025;ORIG=-62,-4] E22 S4 W22 N4 $
FOP=[YR=2025;ORIG=-40,0] N4 N10 E14 D3R5 S6 S3 S2 W19 $
PTO=[YR=2025;ORIG=-21,-5] E4 S3 W4 N3 $
DCK=[YR=2025;ORIG=0,0] E11 S9 W11 N9 $

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1976	1976	3	36	720	
2	1242	WD DECK A	0	100	0	0	97.00	SF	10.00	10.00	100	1980	1980	3	20	194	
3	0812	CONCRETE C	0	100	0	0	1,028.00	SF	4.00	4.00	100	1993	1993	3	64	2,632	
4	0858	SCULP CONC	0	100	0	0	232.00	SF	13.00	13.00	100	1993	1993	3	88	2,654	
6	0858	SCULP CONC	0	100	0	0	284.00	SF	13.00	13.00	100	1993	1993	3	88	3,249	

LAND DESCRIPTION

TOTAL OB/XF 9,449

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 05/06/2024 BY DJ Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS