LOT 11
IN OR 1172/1656
PHOENIX WALK PB 5/55

BIRD SELDON W & SUZANNE C
9557 KASEY CT
DAPHNE, AL 36526-8721

2026

00-00-31-1635-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

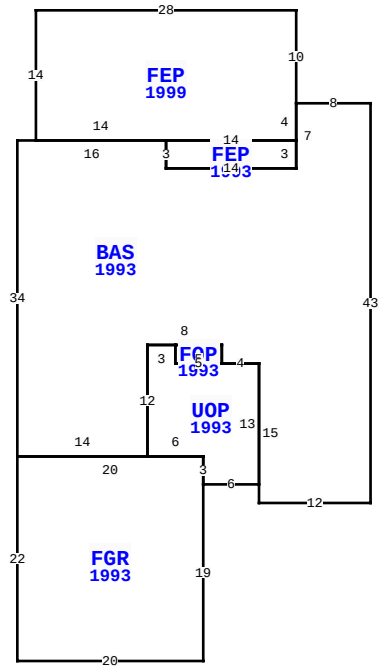
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1074.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,206	100	1993	1,206	161,246
FEP	42	80	1993	34	4,546
FEP	392	80	1999	314	41,983
FGR	440	55	1993	242	32,357
FOP	10	30	1993	3	401
UOP	144	20	1993	29	3,877
TOTALS	2,234			1,828	244,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,828	160.1760	168.18	307,433	1984	1984	0	0	0	20.50	79.50

1 TOWNHOUSE 0% - 0 Heated Area: 1206 HX Base Yr



21 ZACHARY CT, FERNANDINA BEACH

BLD DATE	03/03/2008 DJJH	LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	244,409
TOTAL MARKET OB/XF VALUE	1,803
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	546,212
SOH/AGL Deduction	157,915
ASSESSED VALUE	388,297
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	388,297
TOTAL JUST VALUE	546,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	568,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162828	REMODEL	43,000	10/18/2016
20061342	REPAIR/RRF	3,200	06/15/2006
B990364	ADDITION	9,522	05/06/1999
B983411	REPAIR/RRF	2,500	03/25/1998
B969595	REPAIR/RRF	1,500	02/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1172/1656	9/18/2003	WD	Q	I		195,000
GRANTOR: MULLIGAN LESTER & ELL						
GRANTEE: BIRD SELDON W & SUZ						
0788/0331	3/24/1997	WD	Q	I		93,000
GRANTOR: HEALY DOROTHY L						
GRANTEE: MULLIGAN LESTER & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 FEP=[YR=1999] N10 W28 S14 E14 FEP=[YR=1993] S3 E14 N3 W14$ E14 N4$ S7 W14 N3 W16 S34 FGR=[YR=1993] S22 E20 N19 UOP=[YR=1993] E6 N13 W4 FOP=[YR=1993] N2 W5 S2 E5$ W5 N2 W3 S12 E6 S3$ N3 W20$E14 N12 E8 S2 E4 S15 E12 N43$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	51.5	1,803	

LAND DESCRIPTION

TOTAL OB/XF 1,803

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	000310	C	TOWNHOUSE	0		R-1	39.00	104.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS