BLOCK 46 S32 FT OF LOT 7
IN OR 2785/1152
CITY OF FDNA BEACH

BROWN RICHARD E & SUSAN E L/E/
115 S 9TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0046-0072

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

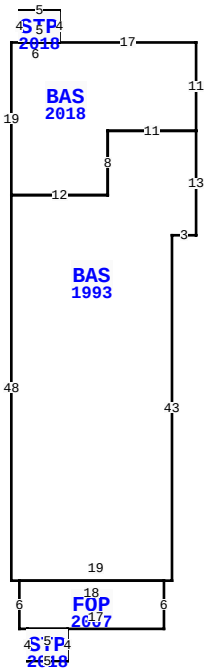
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,063	100	1993	1,063	123,070
BAS	349	100	2018	349	40,406
FOP	108	30	2007	32	3,704
STP	20	10	2018	2	231
STP	20	10	2018	2	231
TOTALS	1,560			1,448	167,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,448	122.5120	128.64	186,271	1891	2005	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2020 Heated Area: 1412 HX Base Yr 2020



115 S 9TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		167,644
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		144,000
TOTAL MARKET VALUE		312,344
SOH/AGL Deduction		85,925
ASSESSED VALUE		226,419
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		170,008
TOTAL JUST VALUE		312,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173588	ADDITION	235,670	11/14/2017
20021922	REPAIR/RRF	0	11/11/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2785/1152	4/30/2025	QC	U	I	11	100
GRANTOR: BROWN RICHARD E & SUS						
GRANTEE: RIVERA KAITLYN E						
2102/0317	2/10/2017	WD	Q	I	01	142,800
GRANTOR: ROBERSON ANTHONY L &						
GRANTEE: BROWN RICHARD E & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 STP=[YR=2018] N4 W5 S4 E5$ W6 S19
BAS=[YR=1993] S48 E1 FOP=[YR=2007] S6 E1STP=[YR=2018] S4 E5
N4 W5$ E17 N6 W18$ E19 N43 E3 N13 W11 S8 W12$ E12 N8 E11
N11$. $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1900	1900	3	20	700	

LAND DESCRIPTION

TOTAL OB/XF 700

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	0003	C-3	32.00	100.00	3,200.00	SF		1.00	1.00	1.00	45.00	45.00	144,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 144,000 Market: 0 Agricultural: 0 Common: 144,000 PRINTED 07/09/2026 BY SYS