BLOCK 72 LOT S1/2 OF 7
CITY OF FDNA BEACH

VU RICHARD C/VU ALEXANDER
313 N 9TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0072-0072

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	03	Quality Level 03

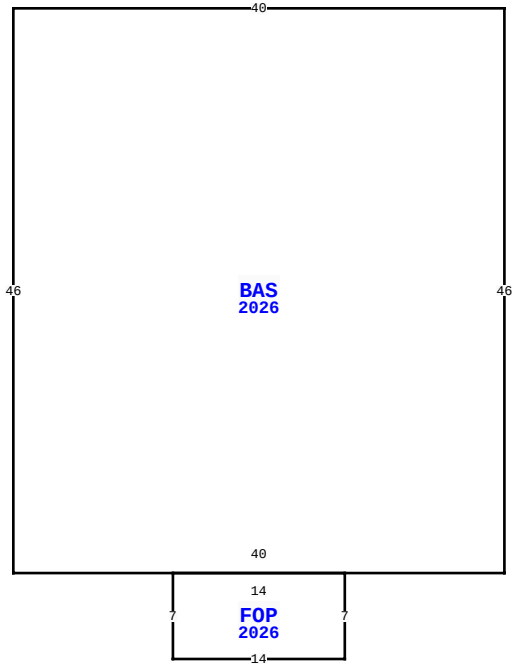
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,840	100	2026	1,840	341,246
FOP	98	30	2026	29	5,378
TOTALS	1,938			1,869	346,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,869	111.7200	185.46	346,625	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 1840 HX Base Yr 2026



313 N 9TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		346,625
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		559,125
SOH/AGL Deduction		0
ASSESSED VALUE		559,125
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		507,714
TOTAL JUST VALUE		559,125
NCON VALUE		346,625
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-1106			11/21/2025
20190524	MODULAR	0	09/10/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2744/1075	10/18/2024	WD	Q	V	01	156,000
GRANTOR: YAWORSKI RICHARD A						
GRANTEE: VU RICHARD C						
2414/0819	12/04/2020	QC	U	I	11	37,500
GRANTOR: YAWORSKI RICHARD A						
GRANTEE: YAWORSKI RICHARD A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=20,10] E40 S46 W40 N46 $
FOP=[YR=2026;ORIG=33,56] S7 E14 N7 W14 $
.

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	100		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							

REVIEW DATE 05/22/2025 BY MLU Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/09/2026 BY SYS