BLOCK 79 S1/2 OF LOT 2
IN OR 1896/510
CITY OF FDNA BEACH

DOC SS FLORIDA INVESTMENTS LLC
85109 HARTS RD
YULEE, FL 32097

2026

00-00-31-1800-0079-0022

BUILDING CHARACTERISTICS

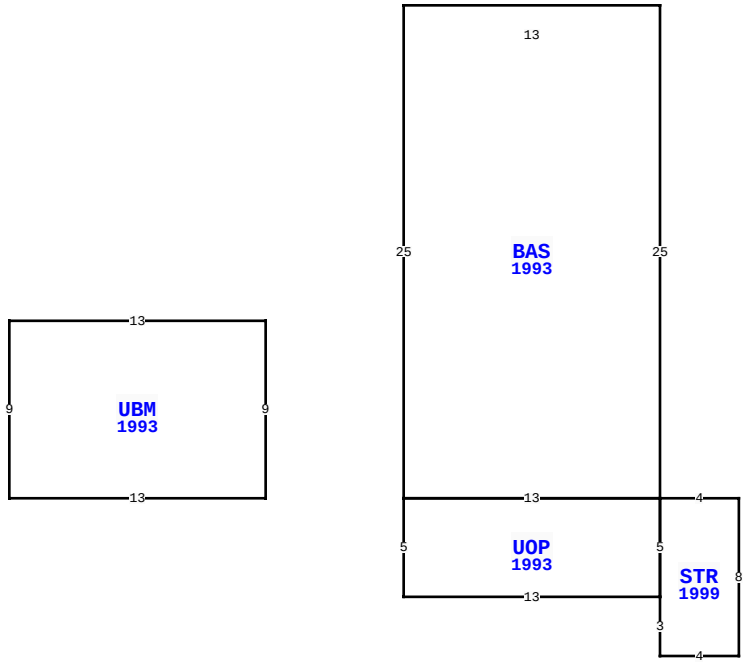
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	325	100	1993	325	37,890
STR	32	10	1999	3	349
UBM	117	20	1993	23	2,682
UOP	65	20	1993	13	1,516
TOTALS	539			364	42,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	364	130.6250	137.16	49,926	1950	1995	0	0	0	15.00	85.00

1 SINGLE FAM 0% - 0 Heated Area: 325 HX Base Yr



112 N 9TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	42,437
TOTAL MARKET OB/XF VALUE	2,976
TOTAL LAND VALUE - MARKET	212,500
TOTAL MARKET VALUE	257,913
SOH/AGL Deduction	146,930
ASSESSED VALUE	110,983
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,983
TOTAL JUST VALUE	257,913
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	256,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9710574	REMODEL	18,000	06/27/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1896/0510	1/01/2014	QC	U	I	11	100
GRANTOR: SAVEDOFF STUART						
GRANTEE: DOC SS FLORIDA INVE						
0978/1809	4/03/2001	WD	Q	I	05	25,000
GRANTOR: YARNELL J JAY						
GRANTEE: SAVEDOFF STUART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 S25 UOP=[YR=1993] S5 E13 STR=[YR=1999] S3 E4N8W4S5$ N5 W13$ E13 N25$ PTR=W20S16 UBM=[YR=1993] W13 S9 E13 N9$ N16E20$.

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	1999	1999	3	80	2,800	
3	1242	WD DECK A	0	0	8	11	88.00	SF	10.00	10.00	100	2001	2001	3	20	176	

LAND DESCRIPTION

TOTAL OB/XF 2,976

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	0002	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/09/2026 BY SYS