BLOCK 129 S1/2 OF LOT 7
IN OR 2164/1464
CITY OF FDNA BEACH

CROW JOHN F/CROW JOHN D
315 S 9TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0129-0072

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	05	STEEL 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

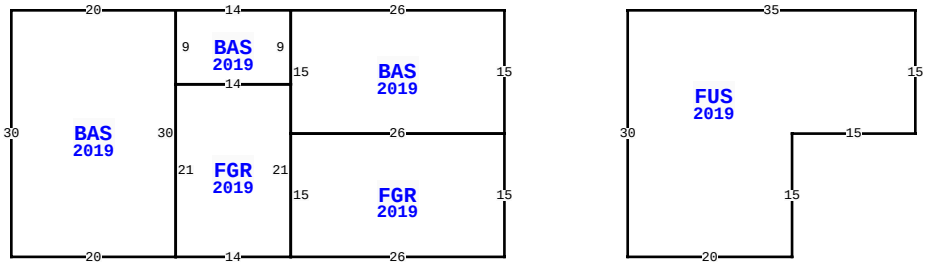
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	126	100	2019	126	13,205
BAS	390	100	2019	390	40,872
BAS	600	100	2019	600	62,879
FGR	294	55	2019	162	16,977
FGR	390	55	2019	214	22,427
FUS	825	100	2019	825	86,459
TOTALS	2,625			2,317	242,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,317	102.9000	108.04	250,329	2019	2019	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2020 Heated Area: 1941 HX Base Yr 2020



315 S 9TH ST, FERNANDINA BEACH

BLD DATE	12/30/2019	KK	LGL DATE		
XF DATE	12/30/2019	KK	LAND DATE	04/15/2025	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		242,819
TOTAL MARKET OB/XF VALUE		1,404
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		409,223
SOH/AGL Deduction		177,779
ASSESSED VALUE		231,444
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		175,033
TOTAL JUST VALUE		409,223
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182629	NEW CONSTR	310,155	07/27/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2164/1464	12/12/2017	WD	Q	V	01	25,000
GRANTOR: SANCHEZ ARTHUR M						
GRANTEE: CROW JOHN F & JOHN						
2040/0885	4/13/2016	WD	Q	V	01	20,000
GRANTOR: ONATE RAFAEL F						
GRANTEE: SANCHEZ ARTHUR M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W26 BAS=[YR=2019] W14 BAS=[YR=2019] W20 S30 E20 FGR=[YR=2019] E14 FGR=[YR=2019] E26 N15 W26 S15$ N21 W14 S21$ N30$ S9 E14 N9$ S15 E26 N15$ PTR= E15 FUS=[YR=2019] E35 S15 W15 S15 W20 N30$ W15$.

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
3	6002	EL ROLL DR	0	100	0	0	2.00	UT	900.00	900.00	100	2019	2019	3	78	1,404	

TOTAL OB/XF 1,404

LAND DESCRIPTION

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	0006	MU-8	50.00	100.00	5,000.00	SF		1.00	1.00	1.10	30.00	33.00	165,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS