BLOCK 130 S1/2 OF LOT 2
IN OR 1207/1645
CITY OF FDNA BEACH

LEIBMAN MARILYN C
PO BOX 150
SOUND BEACH, NY 11789

2026

00-00-31-1800-0130-0022

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floo	13	LVT/LAMNT 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

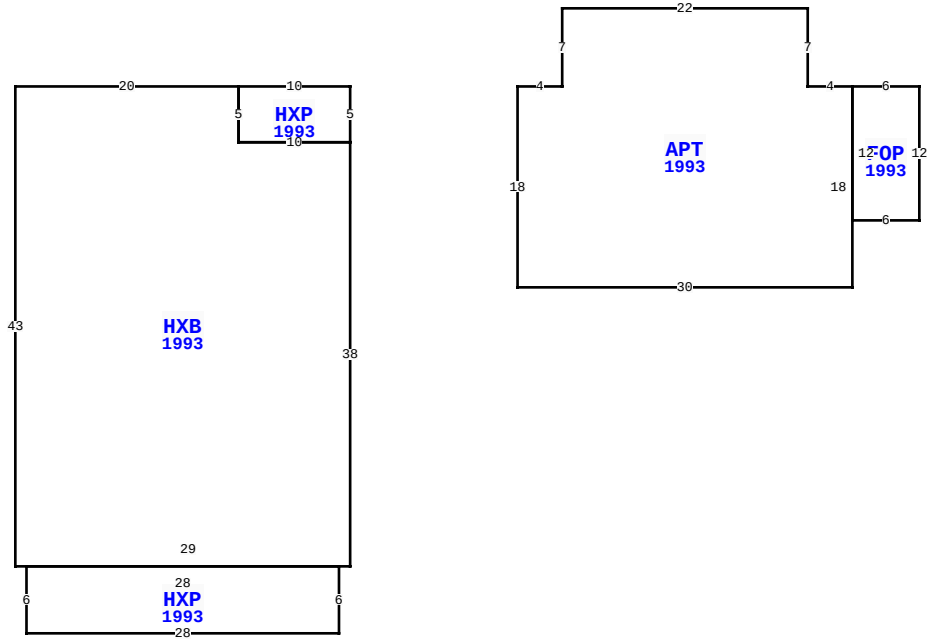
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	694	100	1993	694	69,162
FOP	72	30	1993	22	2,192
HXB	1,240	100	1993	1,240	123,575
HXP	50	30	1993	15	1,495
HXP	168	30	1993	50	4,983
TOTALS	2,224			2,021	201,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,021	92.5120	128.59	259,880	1900	1995	0	0	0	22.50	77.50

1 DUPLEX 0% - 0 Heated Area: 1934 HX Base Yr



316 S 9TH ST U&D, FERNANDINA BEACH

BLD DATE		LGL DATE	04/15/2025 DC
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	201,407
TOTAL MARKET OB/XF VALUE	276
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	351,683
SOH/AGL Deduction	135,997
ASSESSED VALUE	215,686
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	215,686
TOTAL JUST VALUE	351,683
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	343,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041331	XFOB	3,000	07/22/2004
20040782	REMODEL	1,000	04/22/2004
20040767	REMODEL	2,000	04/21/2004
20040485	ELEC OTHER	1,000	03/12/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1207/1645	2/11/2004	WD	Q	I		55,000
GRANTOR: DAVIS KATIE E						
GRANTEE: LEIBMAN MARILYN C						
1005/0306	8/27/2001	PR	U	I	07	100
GRANTOR: PETERSON WALTER R P/R						
GRANTEE: DAVIS KATIE E						

BUILDING NOTES

BUILDING DIMENSIONS

HXP=[YR=1993] W10 HXB=[YR=1993] W20 S43 E1 HXP=[YR=1993] S6 E28 N6 W28$ E29 N38 W10 N5$ S5 E10 N5$ PTR=E15 APT=[YR=1993] E4 N7 E22 S7 E4 FOP=[YR=1993] E6 S12 W6 N12$ S18 W30 N18$ 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
2	1241	WD DECK G	0	0	20	4	80.00	UT	11.50	11.50	100	2004	2004	3	30	276	

LAND DESCRIPTION

TOTAL OB/XF 276

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	000800	C	MULTI-FAMILY	0	0006	MU-8	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	30.00	30.00	150,000							

REVIEW DATE 06/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/09/2026 BY SYS