BLOCK 130 N1/2 OF LOT 3
IN OR 1693/250
CITY OF FDNA BEACH

FERNANDINA COTTAGES LLC
435 LOCUST STREET
SANTA CRUZ, CA 95060

2026

00-00-31-1800-0130-0031

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 90
Interior Wall	05	DRYWALL 10
Interior Floo	13	LVT/LAMNT 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 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

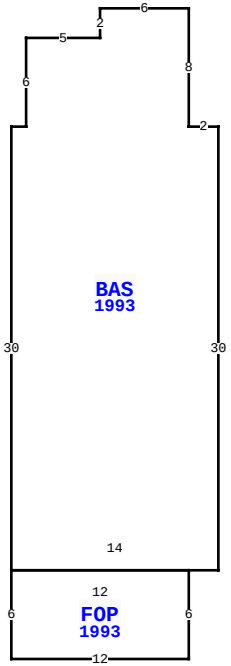
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	498	100	1993	498	32,563
FOP	72	30	1993	22	1,438
TOTALS	570			520	34,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	520	85.8990	90.19	46,899	1944	1985	0	0	0	27.50	72.50

1 SINGLE FAM 0% - 0 Heated Area: 498 HX Base Yr



318 S 9TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	62,027
TOTAL MARKET OB/XF VALUE	76
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	212,103
SOH/AGL Deduction	81,147
ASSESSED VALUE	130,956
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,956
TOTAL JUST VALUE	212,103
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	209,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041437	REPAIR SEWER LINE	1,000	08/10/2004
20021865	REWIRE HOUSE	1,000	10/31/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1693/0250	7/30/2010	PR	U	I	19	35,000
GRANTOR: HOWARD GAIL P/R						
GRANTEE: FERNANDINA COTTAGES						
1144/0881	6/11/2003	WD	U	I	07	100
GRANTOR: BALLARD DONNA LAWRENC						
GRANTEE: WITMER DEBORAH L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N8 W6 S2 W5 S6 W1 S30 FOP=[YR=1993] S6 E12 N6 W12 $ E14 N30 $.

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	0819	CONC 12"	0	0	2	5	10.00	SF	9.50	9.50	100	2003	2003	3	80	76	

LAND DESCRIPTION

TOTAL OB/XF 76

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

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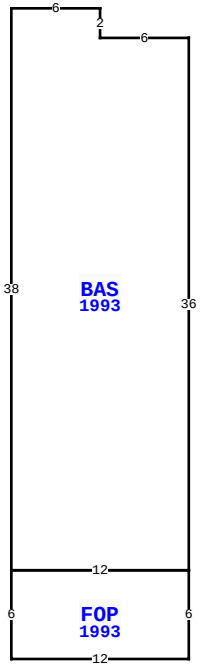
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 70
Interior Wall	05	DRYWALL 30
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	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
BAS	444	100	1993	444	26,702
FOP	72	30	1993	22	1,323
TOTALS	516			466	28,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	466	79.0020	82.95	38,655	1944	1985	0	0	0	27.50	72.50

2 SINGLE FAM 0% - 0 Heated Area: 444 HX Base Yr



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1144/0881	6/11/2003	WD	U	I	07	100
GRANTOR: BALLARD DONNA LAWRENC						
GRANTEE: WITMER DEBORAH L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 N2 W6 S38 FOP=[YR=1993] S6 E12 N6 W12 $ E12 N36$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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