BLOCK 133 LOT S1/2 OF 3
L/E IN OR 730/644
CITY OF FDNA BEACH

BLUE ELOISE M L/E/
418 S 9TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0133-0032

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

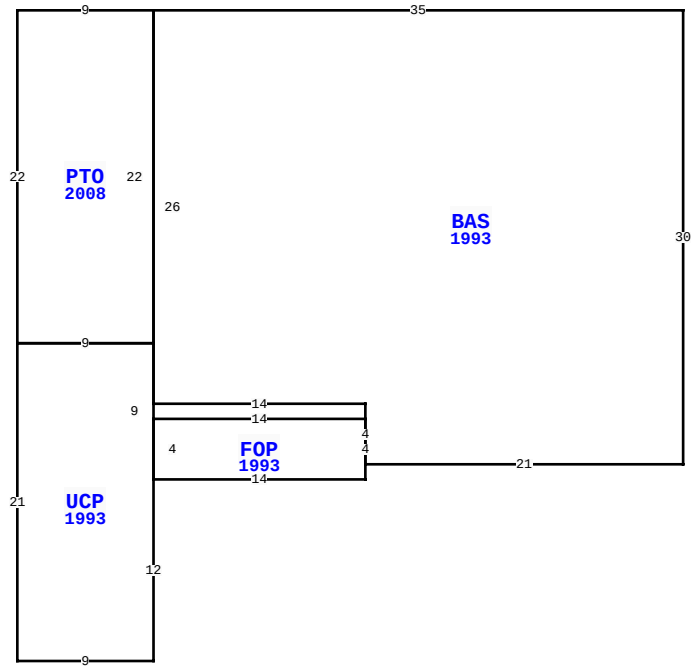
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	994	100	1993	994	85,368
FOP	56	30	1993	17	1,460
PTO	198	5	2008	10	859
UCP	189	20	1993	38	3,263
TOTALS	1,437			1,059	90,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,059	116.8500	122.69	129,929	1963	1985	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 0 Heated Area: 994 HX Base Yr



418 S 9TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		90,950
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		171,780
TOTAL MARKET VALUE		262,730
SOH/AGL Deduction		209,004
ASSESSED VALUE		53,726
TOTAL EXEMPTION VALUE	HX HB SX	53,726
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		262,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071479	XFOB	1,000	08/10/2007
20071483	REPAIR/RRF	800	08/10/2007
19990165	REPAIR/RRF	27,000	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0730/0644	5/25/1995	WD	U	I	18	100

GRANTOR: BLUE JAMES A & ELOISE
GRANTEE: BLUE JAMES A & ELOI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 PTO=[YR=2008] W9S22 UCP=[YR=1993] S21E9N12
FOP=[YR=1993] E14N4 W14S4$ N9W9$ E9N22$ S26E14S4 E21 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

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		MU-8	50.00	100.00	4,908.00	SF		1.00	1.00	1.00	35.00	35.00	171,780							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 171,780 Market: 0 Agricultural: 0 Common: 171,780 PRINTED 07/09/2026 BY SYS