

BLK 146 LOT S 1/2 OF 3
OR 157/350 & OR 159/432
CITY OF FDNA BCH

WARD LORETTA EST
622 S 9TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0146-0032



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 80			
Interior Wall	04	PLYWOOD 20			
Interior Floo	14	CARPET 80			
Interior Floo	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
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	1009.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	916	100	1993	916	79,678
FOP	72	30	1993	22	1,914
UOP	96	20	2008	19	1,653
TOTALS	1,084			957	83,245

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	957	101.6500	106.73	102,141	1973	1980	0	0	18.50	81.50
1 SINGLE FAM 0% - 0 Heated Area: 916 HX Base Yr											
622 S 9TH ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/15/2025 DC											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		83,245	
TOTAL MARKET OB/XF VALUE		600	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		208,845	
SOH/AGL Deduction		0	
ASSESSED VALUE		208,845	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		208,845	
TOTAL JUST VALUE		208,845	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		205,294	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080377	REPAIR/RRF	470	03/12/2008
20080131	OTHER	1,000	01/30/2008
6260	REPAIR/RRF	2,000	11/13/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W23 UOP=[YR=2008] N8 W12 S8 E12\$ W15 S26 E10 FOP=[YR=1993] E18 N4 W18S4\$ N4 E18 S4 E10 N26\$.							

EXTRA FEATURES							622 S 9TH ST, FERNANDINA BEACH				INC DATE				AG DATE			
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	
1	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1974	1974	3	20	600		

LAND DESCRIPTION										TOTAL OB/XF										600									
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					
1	000100	C	RES	0	0006	MU-8	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	25.00	25.00	125,000												