BLOCK 147 LOT S1/2 OF 5
CITY OF FDNA BEACH

WINFIELD DOSIER E WILLIAMS
631 S 9TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0147-0052

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

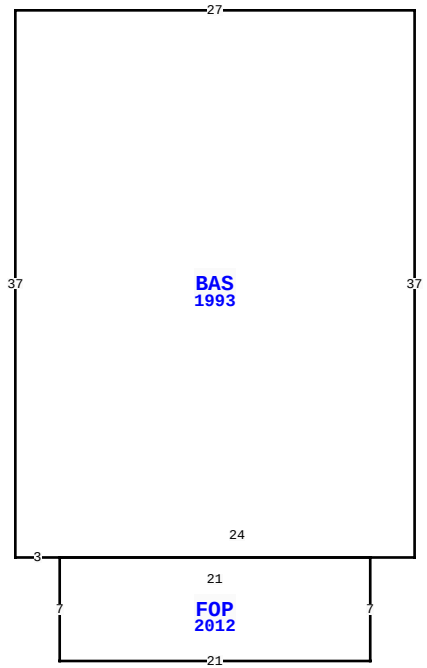
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	999	100	1993	999	91,479
FOP	147	30	2012	44	4,029
TOTALS	1,146			1,043	95,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,043	102.6000	107.73	112,362	1951	1995	0	0	0	15.00	85.00

1 SINGLE FAM 0% - 2025 Heated Area: 999 HX Base Yr



631 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	95,508
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	245,508
SOH/AGL Deduction	0
ASSESSED VALUE	245,508
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,508
TOTAL JUST VALUE	245,508
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0829	RENO	84,075	02/05/2025
20210753	REPAIR/RRF	0	11/03/2021
20120587	H/AC	3,600	04/05/2012
20120414	ELEC OTHER	700	03/13/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2744/709	10/14/2024	WD	U	I	37	165,000
GRANTOR: WILLIAMS ROSE ANN						
GRANTEE: WINFIELD DOSIER E W						
0575/0221	7/24/1989	WD	Q	I		16,000
GRANTOR: ARMSTRONG ELNORA						
GRANTEE: WILLIAMS WILLIE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 S37 E3 FOP=[YR=2012] S7 E21 N7W21$ E24 N37$
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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
1	000100	C	RES	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/09/2026 BY SYS