BLOCK 147 S1/2 OF LOT 6
IN OR 1325/755
CITY OF FDNA BEACH

MITCHELL GLYNN B
96972 BLACKROCK RD N
YULEE, FL 32097

2026

00-00-31-1800-0147-0062

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	19	COMMON BRK 30
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		2 100
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

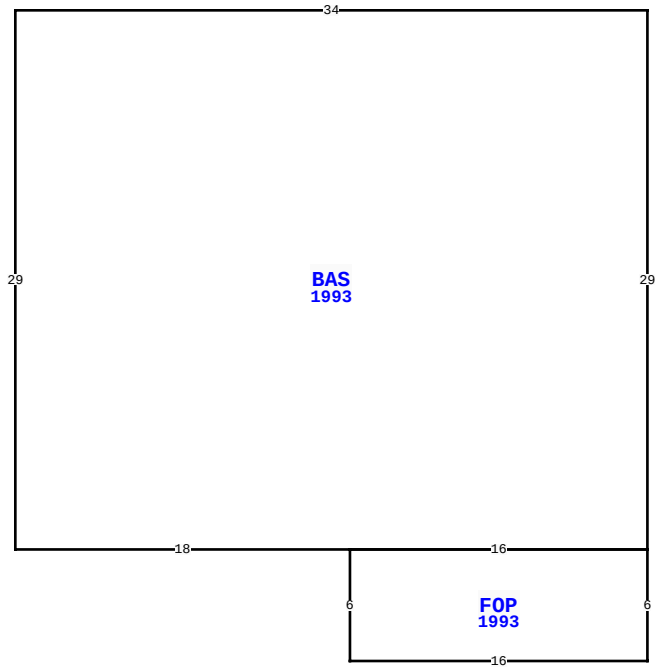
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	986	100	1993	986	93,137
FOP	96	30	1993	29	2,739
TOTALS	1,082			1,015	95,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,015	113.9886	119.69	121,485	1973	1985	0	0	0	21.08	78.92

1 SINGLE FAM 0% - 0 Heated Area: 986 HX Base Yr



621 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	95,876
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	245,876
SOH/AGL Deduction	78,174
ASSESSED VALUE	167,702
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,702
TOTAL JUST VALUE	245,876
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6392	REPAIR/RRF	2,440	03/01/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1325/0755	6/13/2005	WD	U	I		52,000
GRANTOR: KING JOHNNY T JR & GE						
GRANTEE: MITCHELL GLYNN B						
0159/0156	1/01/1973	WD	U	V		18,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S29 E18 FOP=[YR=1993] S6 E16 N6 W16 $ E16 N29 $.

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