BLOCK 154 LOTS 17 TO 20
PT OR 1625/831
CITY OF FDNA BEACH

WELL TRAVELED PROPERTIES LLC
PO BOX 4
FERNANDINA BEACH, FL 32035-0004

**2026**

**00-00-31-1800-0154-0170**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 1000 | VACANT COMMERCIAL | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1009.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

S 9TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/05/2026 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 250,025 |
| TOTAL MARKET VALUE | 250,025 |
| SOH/AGL Deduction | 159,238 |
| ASSESSED VALUE | 90,787 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 90,787 |
| TOTAL JUST VALUE | 250,025 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 200,020 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1625/0831 | 6/11/2009 | WD | U | I | 30 | 1,262,500 |
| GRANTOR: MILLER TREVETT & MCCA | | | | | | |
| GRANTEE: WELL TRAVELED PROPE | | | | | | |
| 0798/1363 | 7/07/1997 | WD | U | I | 09 | 155,000 |
| GRANTOR: LOWE VIRGINIA B | | | | | | |
| GRANTEE: MILLER TREVETT & MC | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 | 001000 | C | COMMERCIAL | 0 | 0006 | MU-8 | 100.00 | 100.00 | 10,001.00 | SF | | 1.00 | 1.00 | 1.00 | 25.00 | 25.00 | 250,025 | | | | | | | |

REVIEW DATE 05/05/2026 BY MLU Total Acres: 0.00 Total Land Value: 250,025 Market: 0 Agricultural: 0 Common: 250,025 PRINTED 07/09/2026 BY SYS