BLOCK 155
LOT E1/2 OF 1 & 2
CITY OF FDNA BEACH

FOLLWEILER JODI
179 LONG DAM RD
KUTZTOWN, PA 19530

2026

00-00-31-1800-0155-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
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

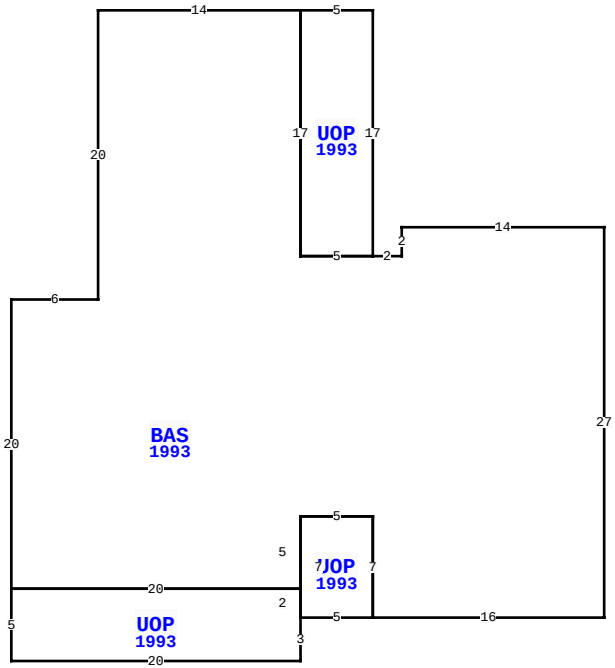
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,198	100	1993	1,198	66,404
UOP	35	20	1993	7	388
UOP	85	20	1993	17	942
UOP	100	20	1993	20	1,109
TOTALS	1,418			1,242	68,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,242	72.5040	100.78	125,169	1925	1950	0	0	0	45.00	55.00

1 DUPLEX 0% - 2026 Heated Area: 1198 HX Base Yr



908 GUM 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	68,843
TOTAL MARKET OB/XF VALUE	480
TOTAL LAND VALUE - MARKET	66,050
TOTAL MARKET VALUE	135,373
SOH/AGL Deduction	0
ASSESSED VALUE	135,373
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,373
TOTAL JUST VALUE	135,373
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9020	REMODEL	2,000	04/20/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2826/1234	10/20/2025	WD	Q	I	02	160,000
GRANTOR: CLARK CAROLISE						
GRANTEE: FOLLWEILER JODI						
0183/0167	9/20/1974	WD	U	I	11	100
GRANTOR: RUSSELL ISAIAH EUGENE						
GRANTEE: CLARK CAROLISE INGR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 S2 W2 UOP=[YR=1993] N17 W5 S17 E5$ W5 N17 W14 S20 W6 S20 UOP=[YR=1993] S5 E20 N3 UOP=[YR=1993] E5 N7 W5 S7$ N2 W20$ E20 N5 E5 S7 E16 N27$.

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
2	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	2000	2000	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 480

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	0	0006	MU-8	50.00	50.00	2,642.00	SF		1.00	1.00	1.00	25.00	25.00	66,050							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 66,050 Market: 0 Agricultural: 0 Common: 66,050 PRINTED 07/09/2026 BY SYS