BLOCK 155 LOTS 12 13 14
CITY OF FDNA BEACH

TRUE COURSE YACHT MANAGEMENT LLC
97578 PIRATES POINT ROAD
YULEE, FL 32097

2026

00-00-31-1800-0155-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
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

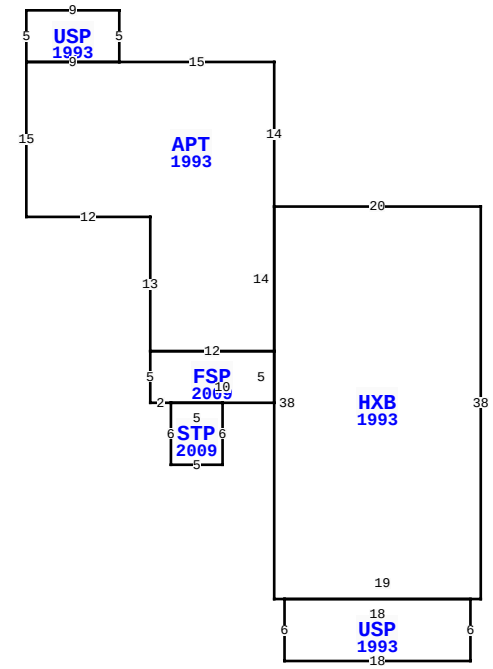
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	516	100	1993	516	7,547
FSP	60	40	2009	24	351
HXB	760	100	1993	760	11,116
STP	30	10	2009	3	44
USP	45	30	1993	14	205
USP	108	30	1993	32	468
TOTALS	1,519			1,349	19,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
2700	01	1,349	70.1480	97.51	131,541	1937	1985	0	0	15	27.50	15.00

1 DUPLEX 0% - 2026 Heated Area: 1276 HX Base Yr



BLD DATE	02/04/2015	KK	LGL DATE	
XF DATE			LAND DATE	05/05/2026 MLU
INC DATE			AG DATE	

728 S 9TH ST A&B, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	19,731
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	197,550
TOTAL MARKET VALUE	217,281
SOH/AGL Deduction	0
ASSESSED VALUE	217,281
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,281
TOTAL JUST VALUE	217,281
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062755	REPAIR/RRF	1,500	12/18/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2871/057	4/20/2026	WD	Q	I	01	220,000
GRANTOR: FRINK PATRICIA C						
GRANTEE: TRUE COURSE YACHT M						
2394/1522	9/04/2020	PR	U	I	19	100
GRANTOR: REED CAROLIESE F P/R						
GRANTEE: FRINK CECIL						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1993] W20 APT=[YR=1993] N14 W15 USP=[YR=1993] N5W9 S5 E9$ W9 S15 E12 S13 FSP=[YR=2009] S5 E2 STP=[YR=2009] S6E5 N6W5$ E10N5W12$E12N14$ S38E1 USP=[YR=1993] S6E18N6W18$E19N38$.

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	000800	C	MULTI-FAMILY	0	0006	MU-8	75.00	100.00	7,902.00	SF		1.00	1.00	1.00	25.00	25.00	197,550							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 197,550 Market: 0 Agricultural: 0 Common: 197,550 PRINTED 07/09/2026 BY SYS