BLOCK 158 LOT 7
CITY OF FDNA BEACH

FLORIDA LAND TRUST NO S 9TH ST FLA TRUST SERVICES
PO BOX 6367
JACKSONVILLE, FL 32236

2026

00-00-31-1800-0158-0070

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	66,325
TOTAL MARKET VALUE	66,325
SOH/AGL Deduction	0
ASSESSED VALUE	66,325
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,325
TOTAL JUST VALUE	66,325
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2818/861	9/23/2025	TD	U	V	18	37,100

GRANTOR: CLERK OF COURT

GRANTEE: FLORIDA LAND TRUST

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

S 9TH ST, FERNANDINA BEACH

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	25.00	100.00	2,653.00	SF		1.00	1.00	1.00	25.00	25.00	66,325							

REVIEW DATE 05/05/2026 BY MLU Total Acres: 0.00 Total Land Value: 66,325 Market: 0 Agricultural: 0 Common: 66,325 PRINTED 07/09/2026 BY SYS