BLOCK 158 LOTS 12,13
CITY OF FERNANDINA BEACH

WEBER RACHELLE
225 DIVISION ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0158-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

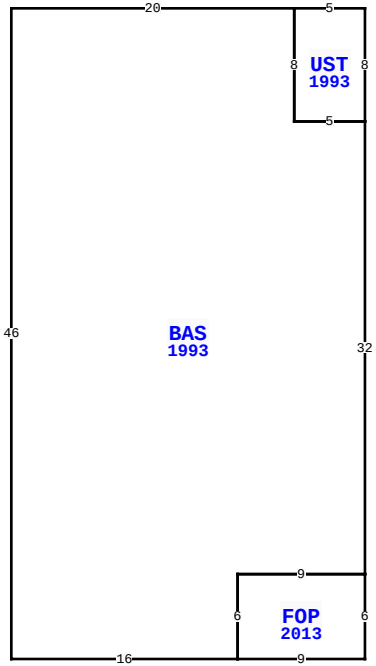
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1993	1,056	50,311
FOP	54	30	2013	16	762
UST	40	45	1993	18	857
TOTALS	1,150			1,090	51,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,090	70.3840	73.90	80,551	1960	1960	0	0	0	35.53	64.47

1 SINGLE FAM 0% - 2023 Heated Area: 1056 HX Base Yr



816 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	51,931
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	131,950
TOTAL MARKET VALUE	183,881
SOH/AGL Deduction	23,602
ASSESSED VALUE	160,279
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	160,279
TOTAL JUST VALUE	183,881
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2539/0124	2/11/2022	QC	U	I	11	100
GRANTOR: AMELIAS LADIES MANAGE						
GRANTEE: WEBER RACHELLE						
2100/0627	1/23/2017	WD	U	I	37	130,000
GRANTOR: HATCHER BARBARA ET AL						
GRANTEE: AMELIA LADIES MANAG						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W5 BAS=[YR=1993] W20 S46 E16 FOP=[YR=2013] E9N6 W9S6$ N6 E9 N32W5 N8$S8E5N8$.

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	000100	C	RES	0	0006	MU-8	50.00	100.00	5,278.00	SF		1.00	1.00	1.00	25.00	25.00	131,950							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 131,950 Market: 0 Agricultural: 0 Common: 131,950 PRINTED 07/09/2026 BY SYS