BLOCK 171 LOTS 1 2 3 & 4
IN OR 1372/1837
CITY OF FDNA BEACH

LANG BENJAMIN JR
506 BROCKHAM DRIVE
JACKSONVILLE, FL 32221

2026

00-00-31-1800-0171-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

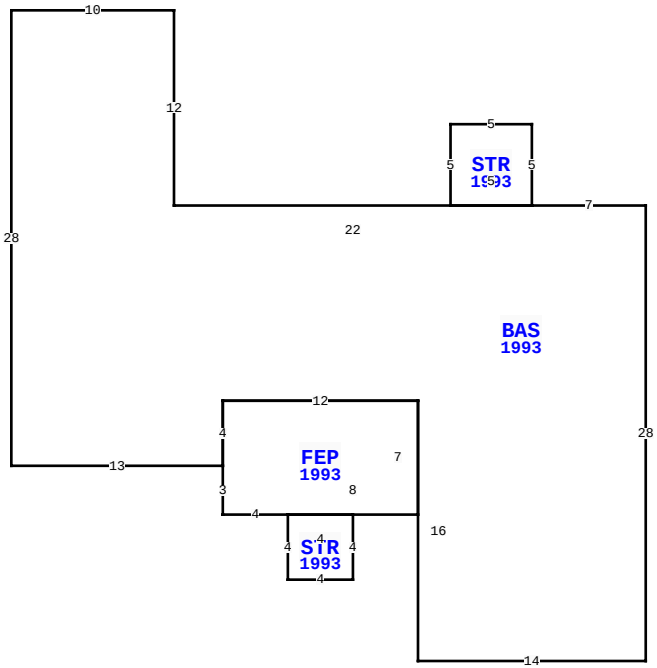
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
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	864	100	1993	864	73,251
FEP	84	80	1993	67	5,680
STR	16	10	1993	2	170
STR	25	10	1993	2	170
TOTALS	989			935	79,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	935	96.1200	100.93	94,370	1938	1990	0	0	0	16.00	84.00

1 SINGLE FAM 0% - 0 Heated Area: 864 HX Base Yr



1006 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	79,271
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	259,625
TOTAL MARKET VALUE	338,896
SOH/AGL Deduction	210,611
ASSESSED VALUE	128,285
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,285
TOTAL JUST VALUE	338,896
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	283,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042279	CHNGE SRVC	2,000	12/06/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1372/1837	12/09/2005	QC	Q	I	01	100
GRANTOR: CALHOUN DRUDELLA L						
GRANTEE: LANG BENJAMIN JR						
0108/0072	1/01/1971	TA	Q	V		700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 STR=[YR=1993] N5W5S5E5$ W22 N12 W10 S28 E13 FEP=[YR=1993] S3 E4 STR=[YR=1993] S4E4N4W4$ E8N7W12S4 $ N4E12 S16 E14 N28$.

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	100.00	100.00	10,385.00	SF		1.00	1.00	1.00	25.00	25.00	259,625							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 259,625 Market: 0 Agricultural: 0 Common: 259,625 PRINTED 07/09/2026 BY SYS