BLOCK 171 LOTS 7 & 8
CITY OF FDNA BEACH

BENNETT MARK & PAMELA FAMILY TRUST/BENNETT A MARK
815 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0171-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	02	Quality Level 02

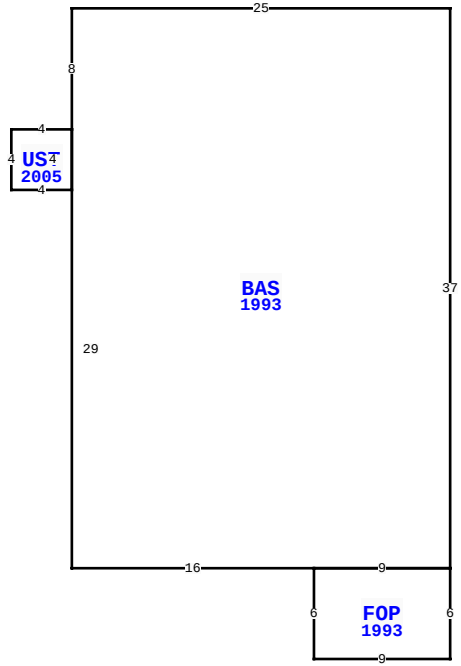
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	925	100	1993	925	78,921
FOP	54	30	1993	16	1,365
UST	16	45	2005	7	598
TOTALS	995			948	80,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	948	101.5740	106.65	101,104	1957	1985	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 0 Heated Area: 925 HX Base Yr



1016 S 9TH ST, FERNANDINA BEACH

BLD DATE	04/04/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	80,883
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	129,325
TOTAL MARKET VALUE	210,208
SOH/AGL Deduction	56,111
ASSESSED VALUE	154,097
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,097
TOTAL JUST VALUE	210,208
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052251	H/AC	3,000	07/19/2005
20051969	REMODEL	5,000	06/09/2005
20051565	REMODEL	6,000	04/12/2005
Q0051540	REMODEL	8,000	04/08/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2396/1581	9/28/2020	WD	U	I	11	100
GRANTOR: BENNETT MARK & PAMELA						
GRANTEE: BENNETT MARK & PAME						
1293/1395	2/07/2005	WD	U	I	23	55,500
GRANTOR: MCBRIDE WILLIE & LOUI						
GRANTEE: BENNETT MARK & PAME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S8 UST=[YR=2005] W4S4E4 N4$ S29 E16
FOP=[YR=1993] S6 E9 N6 W9 $ E9 N37 $.

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	5,173.00	SF		1.00	1.00	1.00	25.00	25.00	129,325							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 129,325 Market: 0 Agricultural: 0 Common: 129,325 PRINTED 07/09/2026 BY SYS