BLOCK 171 LOTS 9 10
CITY OF FDNA BEACH

SHEEN CARISSA LYNN
1020 S 9TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0171-0090

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	11	CLAY TILE 100
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	04	Quality Level 04

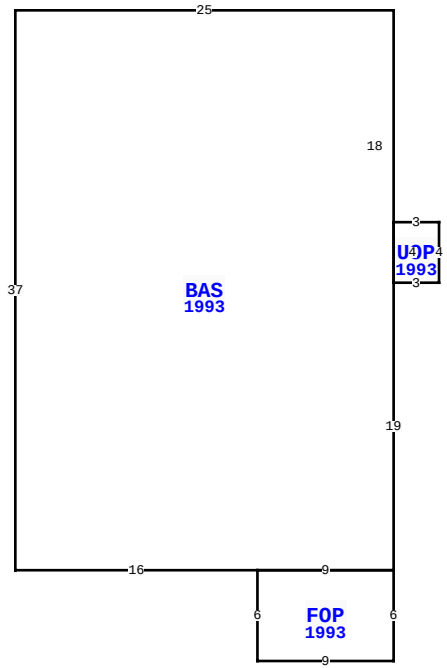
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	925	100	1993	925	155,135
FOP	54	30	1993	16	2,684
UOP	12	20	1993	2	335
TOTALS	991			943	158,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	943	127.0080	176.54	166,477	1957	2015	0	0	0	5.00	95.00

1 SNGL FAM 100% - 2023 Heated Area: 925 HX Base Yr 2023



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

1020 S 9TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		158,153
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		129,125
TOTAL MARKET VALUE		287,278
SOH/AGL Deduction		39,749
ASSESSED VALUE		247,529
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		196,118
TOTAL JUST VALUE		287,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041312	H/AC	3,000	07/20/2004
20041102	REMODEL	2,000	06/15/2004
20041050	REMODEL	2,000	06/08/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2589/0785	9/08/2022	WD	Q	I	02	305,000
GRANTOR: MESSER TIFFANY R						
GRANTEE: SHEEN CARISSA LYNN						
2228/0603	10/04/2018	WD	Q	I	02	164,000
GRANTOR: WATSON TINA & KIMBERL						
GRANTEE: MESSER TIFFANY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S37 E16 FOP=[YR=1993] S6 E9 N6 W9 $ E9
N19 UOP=[YR=1993] E3 N4 W3 S4 $ N18 $.

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	100	0006	MU-8	50.00	100.00	5,165.00	SF		1.00	1.00	1.00	25.00	25.00	129,125							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 129,125 Market: 0 Agricultural: 0 Common: 129,125 PRINTED 07/09/2026 BY SYS