BLOCK 171 LOTS 13 & 14
CITY OF FDNA BEACH

HIDDEN GLEN A/CORMIER HEIDI
1028 S 9TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0171-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
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		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	06	Quality Level 06

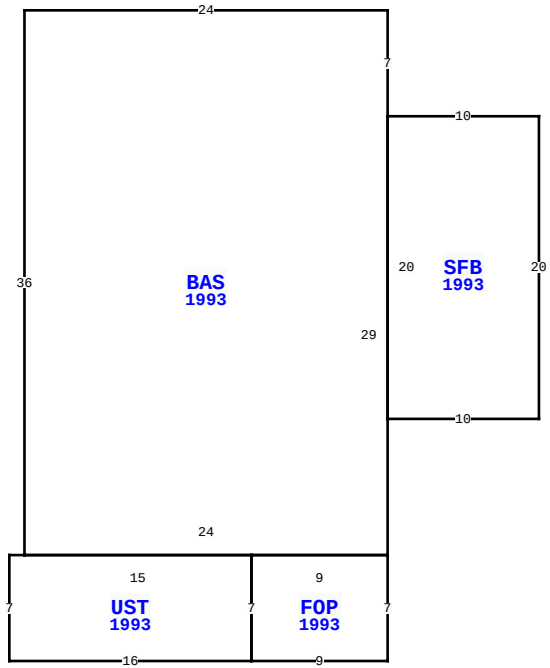
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1993	864	148,152
FOP	63	30	1993	19	3,258
SFB	200	80	1993	160	27,436
UST	112	45	1993	50	8,574
TOTALS	1,239			1,093	187,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,093	140.7945	195.70	213,900	1958	2000	0	0	0	12.38	87.62

1 SNGL FAM 0% - 2026 Heated Area: 1024 HX Base Yr



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

1028 S 9TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	187,419
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	128,725
TOTAL MARKET VALUE	316,144
SOH/AGL Deduction	0
ASSESSED VALUE	316,144
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	316,144
TOTAL JUST VALUE	316,144
NCON VALUE	98,429
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090838	GAS	400	06/30/2009
972436	REPAIR/RRF	2,860	12/29/1997
6044	ADDITION	800	06/25/1990
5995	REPAIR/RRF	800	05/29/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2841/526	1/14/2026	WD	Q	I	01	350,000
GRANTOR: DIAMANT BUY HOUSES LL						
GRANTEE: HIDDEN GLEN A						
2841/522	1/05/2026	WD	U	I	11	100
GRANTOR: MAYNARD FAMILY TRUST						
GRANTEE: RDM PROPERTIES OF F						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1993] W10 BAS=[YR=1993] N7 W24 S36 UST=[YR=1993] W1 S7 E16 FOP=[YR=1993] E9 N7 W9 S7 $ N7 W15 $ E24 N29$ S20 E10N20 $.

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	5,149.00	SF		1.00	1.00	1.00	25.00	25.00	128,725							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 128,725 Market: 0 Agricultural: 0 Common: 128,725 PRINTED 07/09/2026 BY SYS