BLOCK 171 LOTS 15 16
IN OR 1887/1660
CITY OF FDNA BEACH

FEATHERSTON CATHERINE B
334 JOHN WILKES RD
LYONS, GA 30436

2026

00-00-31-1800-0171-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

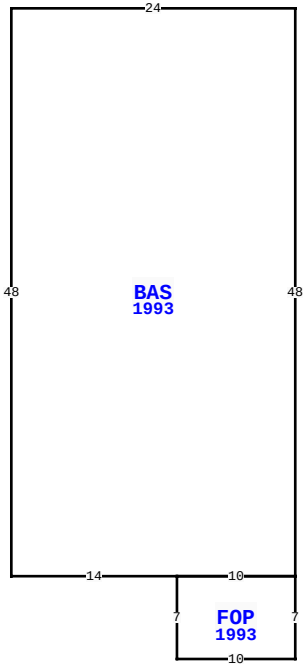
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	03	BELOW AVG. 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	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	1,152	100	1993	1,152	72,521
FOP	70	30	1993	21	1,322
TOTALS	1,222			1,173	73,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,173	101.7070	106.79	125,265	1957	1957	0	0	0	41.05	58.95

1 SINGLE FAM 0% - 0 Heated Area: 1152 HX Base Yr



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

1032 S 9TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	73,844
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	121,850
TOTAL MARKET VALUE	195,694
SOH/AGL Deduction	54,127
ASSESSED VALUE	141,567
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,567
TOTAL JUST VALUE	195,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8633	ENCLOSE CARPORT	10,000	10/18/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1887/1660	11/01/2013	WD	U	I	37	40,000
GRANTOR: RL BB ACQ II-FL DPL L						
GRANTEE: FEATHERSTON CATHERI						
1869/1896	7/26/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: RL BB ACQ II-FL DPL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S48 E14 FOP=[YR=1993] S7 E10N7W10$E10 N48$.

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	4,874.00	SF		1.00	1.00	1.00	25.00	25.00	121,850							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 121,850 Market: 0 Agricultural: 0 Common: 121,850 PRINTED 07/09/2026 BY SYS