BLOCK 172 LOTS 26 & 27
CITY OF FDNA BEACH

CALHOUN BONNIE
508 MERES BLVD
TARPON SPRINGS, FL 34689

2026

00-00-31-1800-0172-0260

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1011 S 9TH ST, FERNANDINA BEACH

BLD DATE		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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	121,725
TOTAL MARKET VALUE	121,725
SOH/AGL Deduction	77,524
ASSESSED VALUE	44,201
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,201
TOTAL JUST VALUE	121,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173984	DEMOLITION	3,800	12/18/2017
20040884	DEMOLITION	1,000	05/12/2004
990426	REMODEL	2,000	05/13/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2787/226	4/11/2025	QC	U	V	11	100
GRANTOR: CALHOUN BONNIE ET AL						
GRANTEE: CALHOUN BONNIE						
1437/0607	8/15/2006	WD	Q	I		100,000
GRANTOR: MCKINLEY MORTGAGE CO						
GRANTEE: CALHOUN RICHARD & B						

BUILDING NOTES

BUILDING DIMENSIONS

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	4,869.00	SF		1.00	1.00	1.00	25.00	25.00	121,725							

REVIEW DATE 05/05/2026 BY MLU Total Acres: 0.00 Total Land Value: 121,725 Market: 0 Agricultural: 0 Common: 121,725 PRINTED 07/09/2026 BY SYS