BLOCK 181 W1/2 OF LOT 1
IN OR 2536/6
CITY OF FDNA BEACH

TMGMMM LLC
96972 BLACKROCK RD
YULEE, FL 32097

2026

00-00-31-1800-0181-0012

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

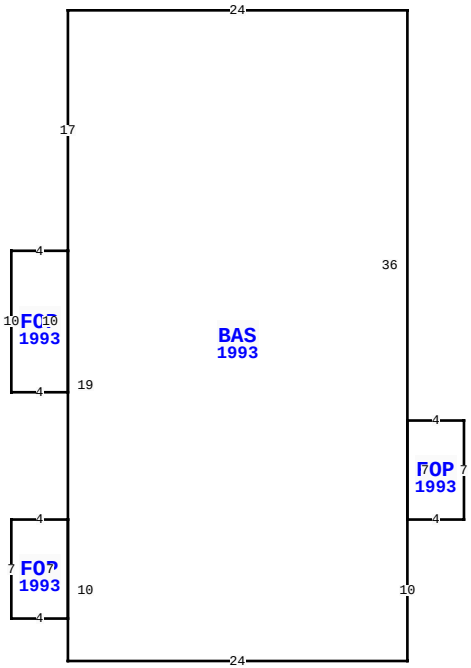
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	27	PREFIN MTL 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	1,104	100	1993	1,104	95,958
FOP	28	30	1993	8	695
FOP	28	30	1993	8	695
FOP	40	30	1993	12	1,043
TOTALS	1,200			1,132	98,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	100.7000	105.74	119,698	1972	1985	0	0	0	17.80	82.20

1 SINGLE FAM 0% - 0 Heated Area: 1104 HX Base Yr



1102 S 9TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	98,392
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	223,392
SOH/AGL Deduction	9,491
ASSESSED VALUE	213,901
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	213,901
TOTAL JUST VALUE	223,392
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2004268	REPAIR/RRF	1,000	10/30/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2536/0006	9/09/2021	WD	U	I	11	100
GRANTOR: MITCHELL GLYNN B						
GRANTEE: TMGMMM LLC						
0709/0372	7/15/1994	WD	Q	I		15,000
GRANTOR: TOOKES CURTIS A & JEA						
GRANTEE: MITCHELL GLYNN B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S17 FOP=[YR=1993] W4 S10 E4 N10 $ S19
FOP=[YR=1993] W4 S7 E4 N7 $ S10E24 N10 FOP=[YR=1993] E4 N7 W4 S7 $ N36 $.

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		MU-8	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	25.00	25.00	125,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS