BLOCK 316 LOT 1 N1/2 OF 2
N1/2 OF 7 W OF HWY & LOT 8
WEST OF HWY INCL PT OF 9TH ST

MAULDIN GRADY & JOAN FAMILY LIMITED PARTNERSHIP
97009 BLACKBEARDS WAY
YULEE, FL 32097

2026

00-00-31-1800-0316-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1095.00		

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,713
TOTAL LAND VALUE - MARKET	383,320
TOTAL MARKET VALUE	389,033
SOH/AGL Deduction	197,614
ASSESSED VALUE	191,419
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,419
TOTAL JUST VALUE	389,033
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	293,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23676	DEMOLITION	5,527	06/01/2010
R970691	REPAIR/RRF	0	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0747/1086	12/29/1995	WD	Q	I	01	100
GRANTOR: MAULDIN GRADY & JOAN						
GRANTEE: MAULDIN GRADY S & J						
0505/0442	12/01/1986	WD	Q	I		190,000
GRANTOR:						
GRANTEE:						

1539 S 8TH ST, FERNANDINA BEACH

BLD DATE	11/14/2024	KWA	LGL DATE	04/24/2026 MLU
XF DATE			LAND DATE	
INC DATE			AG DATE	

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
1	0811	CONCRETE B	0	0	20	17	340.00	SF	5.20	5.20	100	1980	1980	3	29	513	
2	0803	ASPHALT C	0	0	0	0	5,200.00	SF	2.00	2.00	100	1985	1985	3	50	5,200	

LAND DESCRIPTION

TOTAL OB/XF 5,713

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	001001	C	V CM/XFOBT	0	0003	CI	150.00	150.00	19,166.00	SF		1.00	1.00	1.00	20.00	20.00	383,320							

REVIEW DATE 11/14/2024 BY KWA Total Acres: 0.00 Total Land Value: 383,320 Market: 0 Agricultural: 0 Common: 383,320 PRINTED 07/09/2026 BY SYS