BLOCK 213 LOT 9
SUB PT LOTS 3 & 8 BLOCK 213
CITY OF FDNA BEACH REPLAT

KAY GAVIN XAVIER
904 DIVISION ST
FERNANDIA BEACH, FL 32034

2026

00-00-31-1800-R213-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	03	Quality Level 03

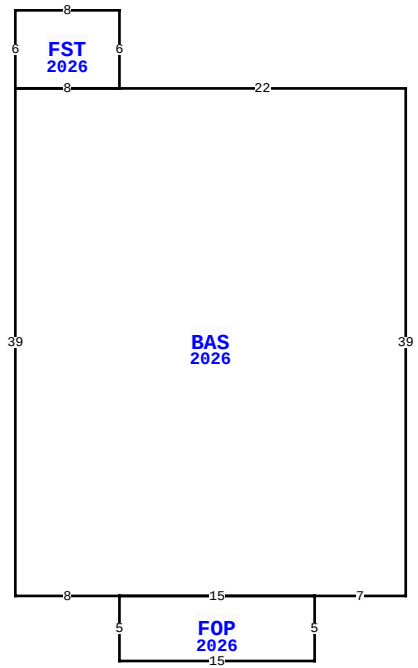
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,170	100	2026	1,170	199,965
FOP	75	30	2026	22	3,760
FST	48	55	2026	26	4,444
TOTALS	1,293			1,218	208,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,218	122.9600	170.91	208,168	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2026 Heated Area: 1170 HX Base Yr



904 DIVISION ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 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		208,168
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		154,845
TOTAL MARKET VALUE		363,013
SOH/AGL Deduction		0
ASSESSED VALUE		363,013
TOTAL EXEMPTION VALUE	10	363,013
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		363,013
NCON VALUE		208,168
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0526			11/05/2025
2024-0526	SFR	220,335	10/02/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2845/1906	2/05/2026	WD	U	I	17	397,000
GRANTOR: HABITAT FOR HUMANITY						
GRANTEE: KAY GAVIN XAVIER						
2760/1773	1/08/2025	MS	U	V	11	100
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: HABITAT FOR HUMANIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=80,10] S39 W7 W15 W8 N39 E8 E22 $
FOP=[YR=2026;ORIG=58,49] E15 S5 W15 N5 $
FST=[YR=2026;ORIG=50,10] E8 N6 W8 S6 $
.

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		R-2	57.00	100.00	57.35	FF		1.00	1.00	1.00	2,700.00	2,700.00	154,845							

REVIEW DATE 06/24/2025 BY HS Total Acres: 0.00 Total Land Value: 154,845 Market: 0 Agricultural: 0 Common: 154,845 PRINTED 07/09/2026 BY SYS