

BLOCK B LOTS 3 & 4
IN OR 1494/710
ABOLISH ALLEY OR 734/105

BALSAMO ANTHONY & LORA
2010 ATLANTIC AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-100A-000B-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 70
Interior Wall	05	DRYWALL 30
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1012.00
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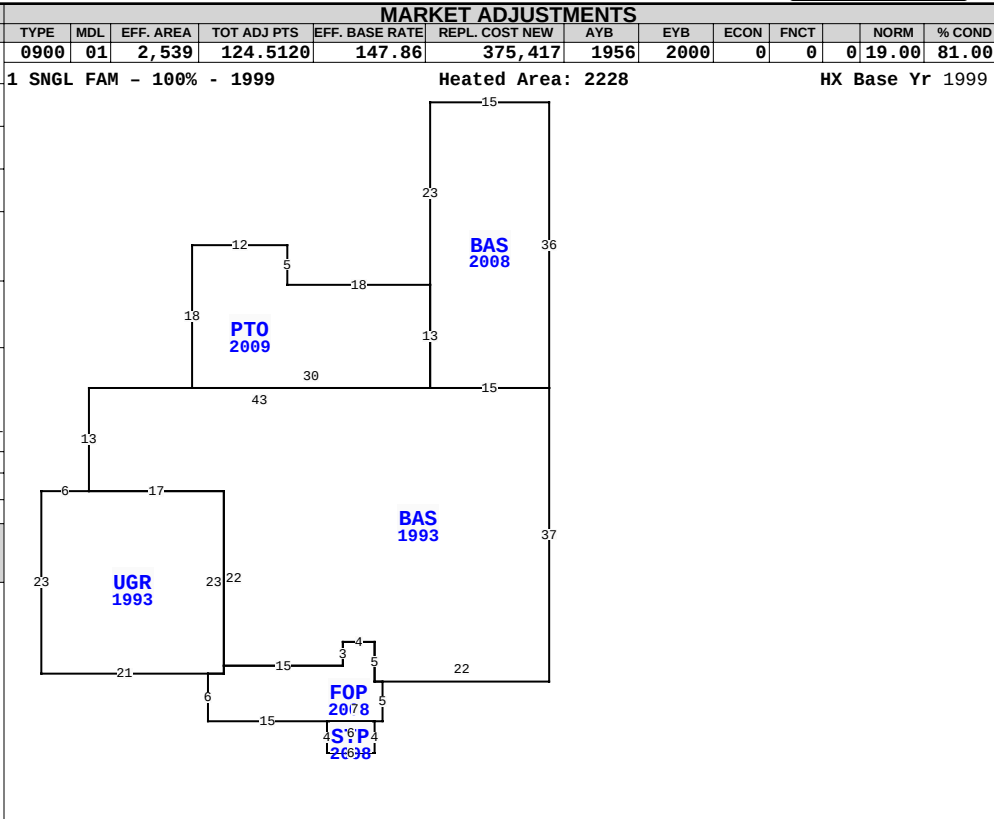
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,688	100	1,688	202,166
BAS	540	100	540	64,674
FOP	162	30	49	5,868
PTO	450	5	22	2,635
STP	24	10	2	240
UGR	529	45	238	28,505

TOTALS	3,393		2,539	304,088
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EXTRA FEATURES	
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L N	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	0855	CONC PAVER	0	100	0	0	934.00	SF	10.00	10.00	100	2008	2008	3	90	8,406	
2	0855	CONC PAVER	0	100	0	0	511.00	SF	10.00	10.00	100	2008	2008	3	90	4,599	
3	0810	CONCRETE A	0	100	24	13	312.00	SF	6.50	6.50	100	1956	1956	3	20	406	
4	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2000	2000	3	20	576	
5	0476	VF 6 SBPL	0	100	0	0	28.00	LF	32.00	32.00	100	2012	2012	3	85	762	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2012	2012	3	85	510	

LAND DESCRIPTION			TOTAL OB/XF 15,259														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100	0003		100.00	157.00	100.00	FF	1	1.16	1.00	1.16	2,400.00	2,784.00	278,400



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

2010 ATLANTIC AVE, FERNANDINA BEACH	
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY			
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		304,088	
TOTAL MARKET OB/XF VALUE		15,259	
TOTAL LAND VALUE - MARKET		278,400	
TOTAL MARKET VALUE		597,747	
SOH/AGL Deduction		419,193	
ASSESSED VALUE		178,554	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		128,554	
TOTAL JUST VALUE		597,747	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		486,793	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122495	VINYL FENCE	0	12/12/2012
20071473	ELEC.REMODEL LAUN	1,000	08/09/2007
20071474	BATH PLUMBING REM	1,000	08/09/2007
20071241	1/2 BATH & LAUNDR	6,000	07/05/2007
20071123	ELEC FOR ADDITION	2,000	06/15/2007
20070876	H/AC & DUCTS FOR	5,500	05/21/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1494/0710	4/23/2007	QC	U	I	01	100
GRANTOR: STONE LORA H						
GRANTEE: BALSAMO ANTHONY & L						
0847/0300	9/01/1998	WD	U	I	06	100
GRANTOR: STONE MARK A						
GRANTEE: STONE LORA H						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2008] W15 S23 PTO=[YR=2009] W18N5 W12S18E30N13S S13 BAS=[YR=1993] W43 S13 UGR=[YR=1993] W6S23 E21 FOP=[YR=2008] S6 E15 STP=[YR=2008] S4E6N4W6S E7N5 W1N5W4S3W15S1W2S E2N23W17S E17 S22E15N3E4S5E22N37W15S E15N36S .	