

BLOCK 49 N1/2 OF LOT 6 (S-1)
IN OR 2109/482
ESMT OR 1440/1541

DRAY MARIE A TRUST/DRAY MARIE A TRUSTEE
119 S 10TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0049-0061



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01

NEIGHBORHOOD/LOC	1001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	480	100	480	63,335
HXB	864	100	864	114,002
HXB	924	100	924	121,918
HXG	480	55	264	34,834
HXP	36	30	11	1,452
HXP	41	30	12	1,583
HXP	60	30	18	2,375
HXU	593	55	326	43,015

TOTALS	3,478		2,899	382,513
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	1076	TRELLIS A	0 100	42	6	252.00	SF	22.50	22.50	100	2005	2005	3	44	2,495	
3	1242	WD DECK A	0 100	11	6	66.00	SF	10.00	10.00	100	2005	2005	3	27	178	
4	1241	WD DECK G	0 100	10	4	40.00	UT	11.50	11.50	100	2005	2005	3	44	202	
5	0855	CONC PAVER	0 100	0	0	454.00	SF	10.00	10.00	100	2005	2005	3	87	3,950	
6	0855	CONC PAVER	0 100	30	4	120.00	SF	10.00	10.00	100	2005	2005	3	87	1,044	
7	0855	CONC PAVER	0 100	0	0	1,413.00	SF	7.00	7.00	100	2006	2006	3	88	8,704	
8	0855	CONC PAVER	0 100	0	0	775.00	SF	7.00	7.00	100	2006	2006	3	88	4,774	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,899	120.7712	143.42	415,775	2005	2005	0	0	8.00	92.00
1 SNGL FAM - 83.44% - 2018											
Heated Area: 2268											
HX Base Yr 2018											

119 S 10TH ST, FERNANDINA BEACH

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

TOTAL OB/XF											
24,497											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		382,513	
TOTAL MARKET OB/XF VALUE		24,497	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		582,010	
SOH/AGL Deduction		261,739	
ASSESSED VALUE		320,271	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		270,271	
TOTAL JUST VALUE		582,010	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		555,004	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081257	H/AC	10,000	08/06/2008
20060477	XFOB	2,300	03/07/2006
20060478	DEMOLITION	0	03/07/2006
20052872	REMODEL	12,000	10/18/2005
20051884	NEW CONSTR	200,000	06/02/2005

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2109/0482	3/27/2017	WD Q	I 01
GRANTOR: HENRY RICHARD J & JUN		SALE PRICE	
GRANTEE: MARIE A DRAY TRUST		439,700	
1666/1414	2/24/2010	QC U	I 11
GRANTOR: HENRY RICHARD J & JUN		100	
GRANTEE: HENRY RICHARD J & J			

BUILDING NOTES			
BUILDING DIMENSIONS			
HXB=[YR=2005] W30 S28 HXP=[YR=2005] S4 E9 N4 W9 \$ E9 S4 E21 N32 \$ PTR= E10 HXU=[YR=2005] E13 N5 E12 S5 E5 S8 W5 S19 W12 N14 W13 N13 \$ W10 \$ PTR= N10 APT=[YR=2005] N20 W24 S20 E24 \$ S10 \$ PTR= W40 HXP=[YR=2005] W10 HXB=[YR=2005] W20 S28 HXP=[YR=2005] S4 E4 S1 E5 N5 W9 \$ E9 S4 E21 N26 W10 N6 \$ S6 E10 N6 \$ E40 \$ PTR= S40 HXG=[YR=2005] S20 W24 N20 E24 \$ N40 \$.			