BLOCK 50 LOT 5
IN OR 1624/123
CITY OF FDNA BEACH

CHRISTIANSON RONALDO D
31 S 10TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0050-0050

BUILDING CHARACTERISTICS

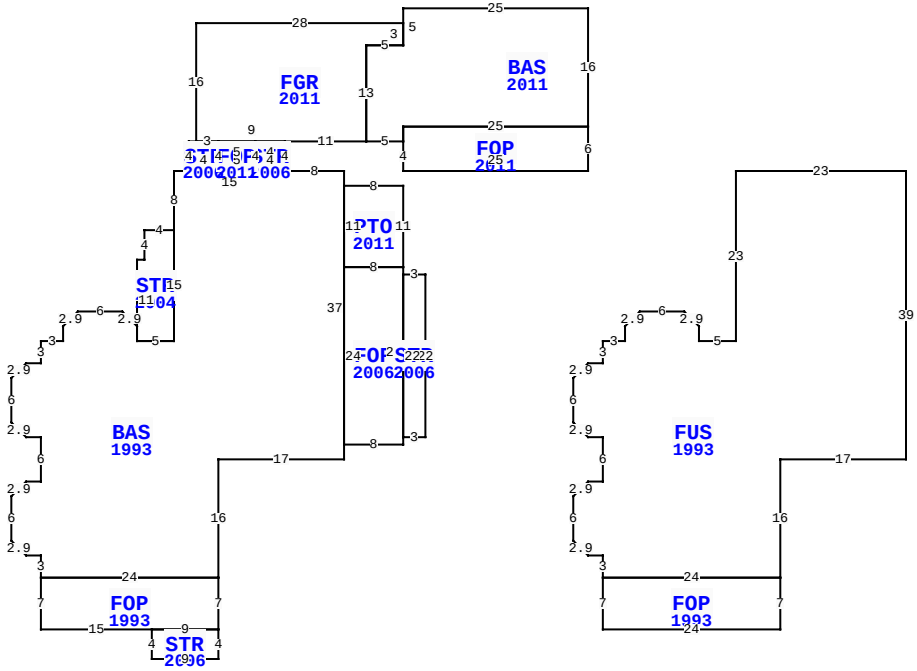
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	18	SLATE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,677	100	1,677	242,714
BAS	465	100	465	67,299
FGR	383	55	211	30,538
FOP	168	30	50	7,237
FOP	168	30	50	7,237
FOP	192	30	58	8,395
FOP	20	30	6	868
FOP	150	30	45	6,513
FUS	1,677	100	1,677	242,714
PTO	88	5	4	579
TOTALS	5,193		4,265	617,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,265	113.3528	161.53	688,925	1885	2001	0	0	0	10.40	89.60

1 SFR CUST – 100% - 2010 Heated Area: 3819 HX Base Yr 2010



** This building has 15 Sub-Areas

31 S 10TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		617,277
TOTAL MARKET OB/XF VALUE		63,337
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		1,030,614
SOH/AGL Deduction		400,696
ASSESSED VALUE		629,918
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		574,918
TOTAL JUST VALUE		1,030,614
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		943,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102125	NEW CONSTR	2,000	12/13/2010
20102104	H/AC	3,000	12/08/2010
20101963	NEW CONSTR	5,790	11/15/2010
20101919	GARAGE	103,000	11/04/2010
20062060	XFOB	25	09/06/2006
20060897	REMODEL	1,000	04/26/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1624/0123	6/09/2009	WD	Q	I	01	585,000
GRANTOR: HUMPHREYS BEN R						
GRANTEE: CHRISTIANSON RONALD						
1342/0507	8/16/2005	WD	Q	I		780,000
GRANTOR: CORBETT ERIC T & MARI						
GRANTEE: HUMPHREYS BEN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 STR=[YR=2006] N4 FGR=[YR=2011] E11
BAS=[YR=2011] E5 FOP=[YR=2011] S4E25N6 W25S2$
N2E25N16W25S5W5S13$ N13 E5N3W28S16 STR=[YR=2006] W1S4E4N4W3$
E3 FOP=[YR=2011] S4E5N4W5$ E9$ W4S4 E4$ W15 S8 STR=[YR=2004]
W4 S4 W1 S11 E5 N15$ S15 W5 N2 U2 L2 W6 L2 D2 S2 W3 S3W2
L2 D2 S6 D2 R2 E2 S6 W2 L2 D2 S6 D2 R2 E2 S3
FOP=[YR=1993] S7 E15 STR=[YR=2006] S4 E9 N4 W9$ E9 N7 W24 $
E24 N16 E17 N2 FOP=[YR=2006] E8 N1 STR=[YR=2006] E3 N22 W3
S22$ N23 PTO=[YR=2011] N11W8S11E8$ W8 S24$ N37$ PTR=E35S23
FUS=[YR=1993] E3 N2 U2 R2 E6 R2 D2 S2 E5N23 E23 S39 W17
S16 FOP=[YR=1993] S7W24 N7 E24$ W24 N3 W2 L2 U2 N6 U2 R2
E2 N6 W2 L2 U2 N6 U2 R2 E2 N3$N23 W35$.

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	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	1900	1900	3	20	800	
2	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	1900	1900	3	20	800	
4	0825	BRICK	0	100	12	9	108.00	SF	12.50	12.50	100	2004	2004	3	96	1,296	
5	0825	BRICK	0	100	0	0	330.00	SF	12.50	12.50	100	2004	2004	3	96	3,960	
6	1127	BRICK 8"	0	100	37	6	222.00	SF	11.00	11.00	100	2004	2004	3	96	2,344	
7	0461	IRON FENCE	0	100	160	3	480.00	SF	8.50	8.50	100	2004	2004	3	89	3,631	
8	0461	IRON FENCE	0	100	68	5	340.00	SF	8.50	8.50	100	2004	2004	3	89	2,572	
9	1128	BRICK 12"	0	100	67	3	201.00	SF	14.00	14.00	100	2004	2004	3	96	2,701	
12	1242	WD DECK A	0	100	10	4	40.00	SF	10.00	10.00	100	2004	2004	3	24	96	
13	0861	POOL GUNIT	0	100	0	0	490.00	SF	85.00	85.00	100	2006	2006	3	48	19,992	

TOTAL OB/XF 38,192

LAND DESCRIPTION

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	SFR	100	0003	C-3	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	35.00	35.00	350,000							

REVIEW DATE 03/01/2017 BY DJX Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS

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TOTALS				

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		943,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060736	OTHER	2,000	04/13/2006
20060684	ADDITION	55,146	04/01/2006
20060453	DEMOLITION	1,000	03/06/2006
20060202	SWIM POOL	40,800	01/24/2006
20060203	REMODEL	700	01/24/2006
20052139	REPAIR/RRF	5,000	07/05/2005

SALES DATA

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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
14	0845	KOOL DECK	0	100	0	0	616.00	SF	14.50	14.50	100	2006	2006	3	88	7,860	
15	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2006	2006	3	31	1,240	
16	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	31	310	
17	0810	CONCRETE A	0	100	48	4	192.00	SF	12.03	12.03	100	2006	2006	3	88	2,032	
18	0810	CONCRETE A	0	100	0	0	752.00	SF	8.13	8.13	100	2006	2006	3	88	5,377	
19	0825	BRICK	0	100	24	6	144.00	SF	12.50	12.50	100	2006	2006	3	97	1,746	
20	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2006	2006	3	31	744	
21	0462	ST/AL FNC	0	100	205	4	820.00	SF	10.00	10.00	100	2006	2006	3	48	3,936	
22	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	95	1,900	

LAND DESCRIPTION

TOTAL OB/XF 25,145

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

REVIEW DATE 03/01/2017 BY DJX Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS