BLOCK 52 S1/2 OF 2
IN OR 2202/380
CITY OF FDNA BEACH

BELL MARY P/RICHO JACQUELINE
12 N 10TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0052-0022

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 Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

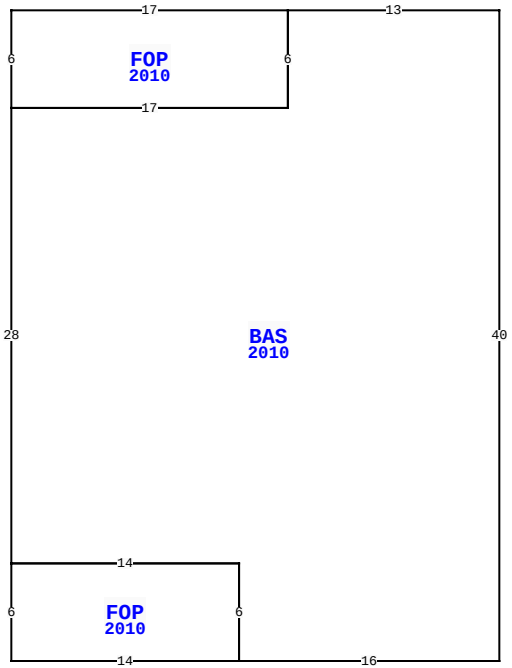
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,014	100	1,014	98,084
FOP	84	30	25	2,418
FOP	102	30	31	2,998
TOTALS	1,200		1,070	103,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,070	113.4200	102.36	109,525	2010	2010	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1014 HX Base Yr 2019



12 N 10TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		103,501
TOTAL MARKET OB/XF VALUE		899
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		229,400
SOH/AGL Deduction		77,941
ASSESSED VALUE		151,459
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		46,459
TOTAL JUST VALUE		229,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101208	NEW CONSTR	92,468	07/23/2010
20100989	DEMOLITION	0	06/09/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2202/0380	5/25/2018	PR	U	I	19	100
GRANTOR: JACKSON AMBER M P/R						
GRANTEE: BELL MARY P & JACQU						
2197/1640	5/17/2018	FJ	U	I	11	0
GRANTOR: RAY CATHERINE SIMPSON						
GRANTEE: BELL MARY P & JACQU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W13 FOP=[YR=2010] W17S6E17N6 $ S6W17S28
FOP=[YR=2010] S6E14N6W14$ E14S6E16N40$.

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	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1993	1993	3	20	600	
2	0810	CONCRETE A	0	100	10	5	50.00	SF	6.50	6.50	100	2010	2010	3	92	299	

LAND DESCRIPTION

TOTAL OB/XF 899

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	0006	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	25.00	25.00	125,000							

REVIEW DATE 04/24/2018 BY DJX Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS