BLOCK 53 S1/2 OF LOT 3
IN OR 1545/229
CITY OF FDNA BEACH

WEST NINA
24 S 10TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0053-0030

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	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	04	Quality Level 04

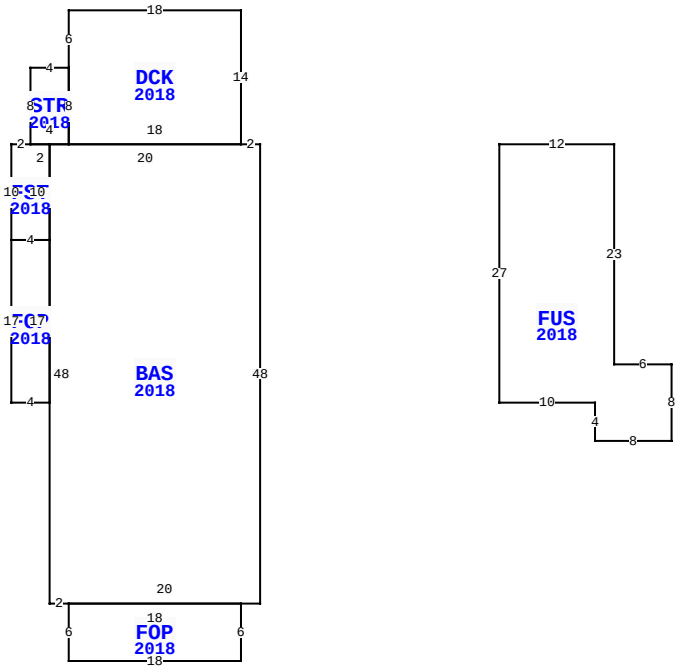
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	197,235
DCK	252	10	25	4,670
FOP	68	30	20	3,735
FOP	108	30	32	5,977
FST	40	55	22	4,109
FUS	380	100	380	70,975
STR	32	10	3	560
TOTALS	1,936		1,538	287,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,538	159.6830	189.62	291,636	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2019 Heated Area: 1436 HX Base Yr 2019



24 S 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		287,261
TOTAL MARKET OB/XF VALUE		181
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		412,442
SOH/AGL Deduction		121,302
ASSESSED VALUE		291,140
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		241,140
TOTAL JUST VALUE		412,442
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173012	CO ISSUED	0	06/12/2018
20173012	NEW CONSTR	172,874	10/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1545/0229	1/08/2008	WD	U	I	21	135,000
GRANTOR: PETERS ROBERT L & JOD						
GRANTEE: WEST NINA						
1381/1027	1/12/2006	WD	U	I	06	100
GRANTOR: ALVAREZ & PETERS LLC						
GRANTEE: PETERS ROBERT L & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W2 DCK=[YR=2018] N14 W18 S6 STR=[YR=2018] W4 S8 FST=[YR=2018] W2 S10 FOP=[YR=2018] S17 E4 N17 W4$ E4 N10 W2$ E4 N8$ S8 E18$ W20 S48 E2 FOP=[YR=2018] S6 E18 N6 W18$ E20 N48 $ PTR=E25 FUS=[YR=2018] E12 S23 E6 S8 W8 N4 W10 N27$ W25$.

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	0446	BOX FNC 6'	0	100	0	0	29.00	LF	20.00	20.00	100	1998	1998	3	20	116	
2	0441	STK FNC 4'	0	100	0	0	50.00	LF	6.50	6.50	100	2001	2001	3	20	65	

LAND DESCRIPTION

TOTAL OB/XF 181

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

REVIEW DATE 08/15/2018 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS