

BLOCK 53 LOT 4
IN OR 2065/1893
CITY OF FDNA BEACH

MYERS MICHAEL W/WALSH-MYERS CHRISTINE E
28 S 10TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0053-0040



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 60
Exterior Wall	10 ABOVE AVG 40
Roof Structur	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 80
Interior Wall	03 PLASTER 20
Interior Floo	12 HARDWOOD 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA
NEIGHBORHOOD/LOC	1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,307	100	1,307	232,572
BAS	152	100	152	27,048
BAS	740	100	740	131,678
FGR	513	55	282	50,180
FOP	372	30	112	19,930
FOP	378	30	113	20,108
FUS	1,274	100	1,274	226,700
FUS	256	100	256	45,554
FUS	532	100	532	94,666
STR	21	10	2	356
TOTALS	6,354		4,888	869,787

** This building has 13 Sub-Areas

28 S 10TH ST, FERNANDINA BEACH

BLD DATE	01/03/2019
XF DATE	01/03/2019
INC DATE	

KK	LGL DATE	01/03/2019	KK
KK	LAND DATE		
	AG DATE		

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	0810	CONCRETE A	0	100	33	6	198.00	SF	6.50	6.50	100	1960	1960	3	20	257	
2	0819	CONC 12"	0	100	5	5	25.00	SF	9.50	9.50	100	1965	1965	3	20	48	
4	0479	VF PICKET	0	100	0	0	271.00	LF	7.50	7.50	100	2001	2001	3	58	1,179	

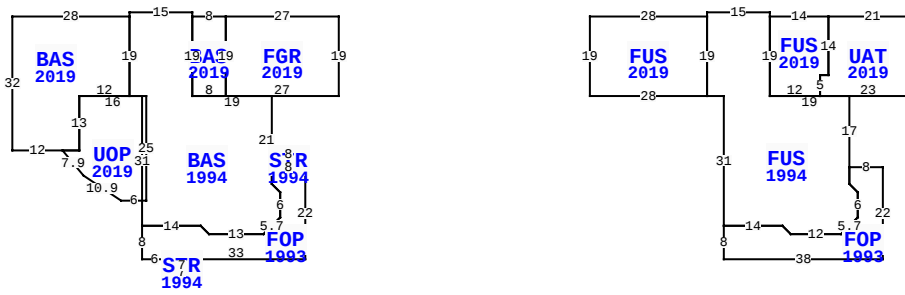
LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	CLAS	DESCRIPTION
1	000100	C	SFR

CLAS	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	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	25.00	25.00	250,000						

REVIEW DATE 12/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

1 SFR CUST - 100% - 2020 Heated Area: 4261 HX Base Yr 2020



NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		869,787
TOTAL MARKET OB/XF VALUE		1,484
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		1,121,271
SOH/AGL Deduction		264,368
ASSESSED VALUE		856,903
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		806,903
TOTAL JUST VALUE		1,121,271
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,024,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183271	ADDITION & REROOF	395,000	09/18/2018
20141944	REPAIR/RRF	14,500	09/05/2014
20022229	CHNGE SRVC	2,000	12/20/2002
20022230	H/AC	9,000	12/20/2002
2004285	XFOB	1,000	05/30/2001
2002988	XFOB	3,200	05/17/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2065/1893	8/18/2016	WD Q	I	02	
GRANTOR: STEAMBOAT HOUSE LLC F					
GRANTEE: MYERS MICHAEL W & C					
1074/1786	8/14/2002	WD Q	I		
GRANTOR: PRO/MARK GROUP INC					
GRANTEE: ALVAREZ & PETERS LL					

BUILDING NOTES					

BUILDING DIMENSIONS					
FGR=[YR=2019] W27 BAS=[YR=2019] W8 BAS=[YR=1994] N1W15S1 BAS=[YR=2019] W28 S32E12 UOP=[YR=2019] R5 D6 R9 D6 E6 N25W16S13W4\$ E4N13E12N19\$ S19 E3 S31 FOP=[YR=1993] S8 E6 STR=[YR=1994] S3 E7 N3 W7\$ E33 N22 STR=[YR=1994] N3 W8 S3 E8\$ W8 S4 D2 R2 S6 D4 L4 W13 U2 L2 W14\$ E14 D2 R2 E13 U4 R4 N6 U2 L2 N21 W19N19\$ S19E8N19\$S19E27N19 \$PTR= E60 FUS=[YR=2019] E28 FUS=[YR=1994] N1E15 S1 FUS=[YR=2019] E14UAT=[YR=2019] E21S19W23N5E2N14\$ S14W2S5W12 N19\$ S19E19 S17 FOP=[YR=1993] E8 S22 W38 N8E14 D2 R2 E12 U4 R4 N6 U2 L2 N4\$ S4 D2 R2 S6 D4 L4 W12 U2 L2 W14 N31 W4 N19\$ S19W28N19\$ W60\$.					