

BLOCK 54 N65 FT OF LOT 2
IN OR 2399/388
CITY OF FDNA BEACH

PEARSON DEAN
PO BOX 112
FERNANDINA BEACH, FL 32035

2023

00-00-31-1800-0054-0021



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 2																									
Exterior Wall	07	ASB SHNGLE 100	0500	01	1,362	126.7760	180.66	246,059	1883	2008	0	0	0	10.50	89.50	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2021													Heated Area: 1348																									
Roof Cover	12	MODULAR MT 100														HX Base Yr 2021																									
Interior Wall	03	PLASTER 100														VALUATION SUMMARY																									
Interior Floop	12	HARDWOOD 100														Tax Group: 2													Tax Dist:												
Air Condition	03	CENTRAL 100														BUILDING MARKET VALUE													220,223												
Heating Type	04	AIR DUCTED 100														TOTAL MARKET OB/XF VALUE													6,880												
Bedrooms	03	3 100														TOTAL LAND VALUE - MARKET													162,500												
Bathrooms	02	2 100														TOTAL MARKET VALUE													389,603												
Frame	02	WOOD FRAME 100														SOH/AGL Deduction													41,410												
Stories	2.	2. 100														ASSESSED VALUE													348,193												
Units	0	0 100														TOTAL EXEMPTION VALUE													HX HB 50,000												
BUD8 Adjustme	02	DIST FB 100														BASE TAXABLE VALUE													298,193												
Occupancy	00	NONE 100	TOTAL JUST VALUE													389,603																									
			NCON VALUE													0																									
			INCOME VALUE																																						
			PREVIOUS YEAR MKT VALUE													361,649																									
Quality			06	Quality Level 06																																					
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	862	100	862	139,377																																					
FOP	45	30	14	2,263																																					
FUS	486	100	486	78,582																																					
TOTALS			1,393	1,362	220,223																																				
EXTRA FEATURES					112 S 10TH ST, FERNANDINA BEACH																																				
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	0350	CARPORT WD	0 100	10	18	180.00	SF	8.58	8.58	100	1990	1990	3	20	309																										
2	0825	BRICK	0 100	10	18	180.00	SF	12.50	12.50	100	1990	1990	3	87	1,958																										
3	0510	GARAGE WD-	0 100	17	19	323.00	SF	35.00	35.00	100	1960	1960	3	20	2,261																										
4	0510	GARAGE WD-	0 100	27	10	270.00	SF	35.00	35.00	100	1970	1970	3	20	1,890																										
5	0819	CONC 12"	0 100	8	5	40.00	SF	10.93	10.93	100	1980	1980	3	35	153																										
6	0825	BRICK	0 100	4	9	36.00	SF	12.50	12.50	100	1960	1960	3	39.8	179																										
7	0810	CONCRETE A	0 100	0	0	100.00	SF	6.50	6.50	100	1940	1940	3	20	130																										
TOTAL OB/XF 6,880																																									
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE 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	0006	C-3	65.00	100.00	6,500.00	FF		1.00	1.00	1.00	25.00	25.00	162,500																								
REVIEW DATE 05/21/2019 BY DJA Total Acres: 0.00 Total Land Value: 162,500 Market: 0 Agricultural: 0 Common: 162,500 PRINTED 08/02/2023 BY SYS																																									