BLOCK 79 LOT N1/2 OF 7
IN OR 211 PG 20
CITY OF FDNA BEACH

WILLIAMS MARGARET S
113 N 10TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0079-0071

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

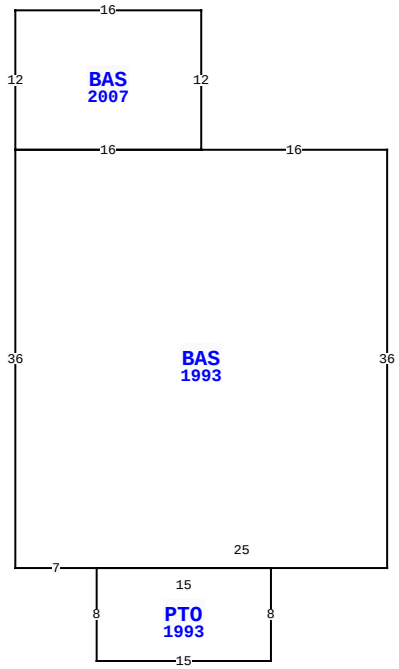
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	62,333
BAS	192	100	192	10,389
PTO	120	5	6	325
TOTALS	1,464		1,350	73,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,350	81.0160	73.12	98,712	1957	1985	0	0	0	26.00	74.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1344 HX Base Yr



113 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	73,047
TOTAL MARKET OB/XF VALUE	551
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	248,598
SOH/AGL Deduction	0
ASSESSED VALUE	248,598
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,598
TOTAL JUST VALUE	248,598
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220101	DEMOLITION	0	07/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0211/0020	1/01/1976	WD	U	I		400

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 BAS=[YR=2007] N12 W16 S12 E16$ W16 S36 E7
PTO=[YR=1993] S8 E15 N8 W15$ E25 N36$.

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	0810	CONCRETE A	0	0	25	10	250.00	SF	6.50	6.50	100	1957	1957	3	20	325	
2	0810	CONCRETE A	0	0	17	3	51.00	SF	6.50	6.50	100	1957	1957	3	20	66	
3	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	2000	2000	3	20	160	

LAND DESCRIPTION

TOTAL OB/XF 551

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	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	175,000							

REVIEW DATE 12/15/2022 BY HS Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS