BLOCK 80 N1/2 OF LOT 1
IN OR 2021/1164
CITY OF FDNA BEACH

BARRY SHAUN
108 N 10TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0080-0011

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 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	01	Quality Level 01

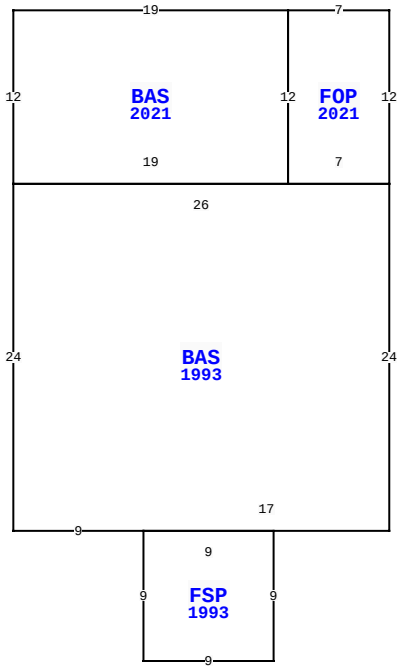
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	624	14,922
BAS	228	100	228	5,452
FOP	84	30	25	598
FSP	81	40	32	765
TOTALS	1,017		909	21,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	909	91.3680	82.46	74,956	1920	1960	0	0	40	31.00	29.00

1 SINGLE FAM – 100% - 2017 Heated Area: 852 HX Base Yr 2017



108 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		21,737
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		196,737
SOH/AGL Deduction		151,282
ASSESSED VALUE		45,455
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,455
TOTAL JUST VALUE		196,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190647	REMODEL	15,000	12/04/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2021/1164	12/30/2015	WD	U	I	37	25,000
GRANTOR: FLOYD SERENA						
GRANTEE: BARRY SHAUN						
2021/1163	12/08/2014	WD	U	I	11	100
GRANTOR: FLOYD CHARLES						
GRANTEE: FLOYD SERENA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W7 BAS=[YR=2021] W19 S12 BAS=[YR=1993] S24 E9
FSP=[YR=1993] S9 E9 N9 W9$E17 N24W26$ E19 N12$ S12 E7 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 11/16/2021 BY DJ Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS