BLOCK 131 N1/2 OF LOT 3
IN OR 2432/301
CITY OF FDNA BEACH

GORDON JEFFREY S & TAMARA A
314 S 10TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0131-0031

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

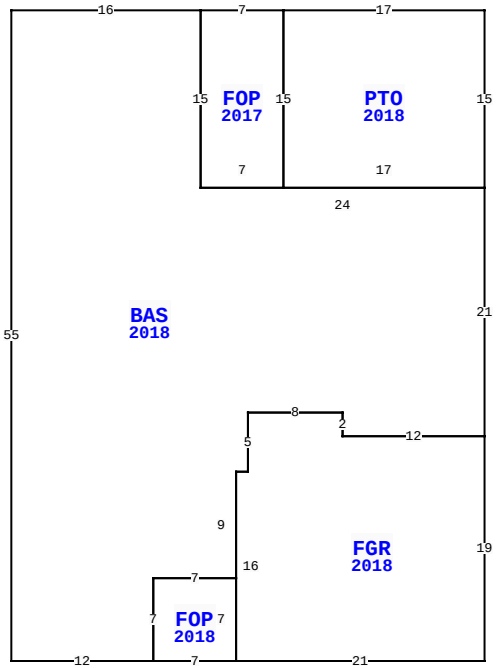
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,379	100	1,379	202,267
FGR	412	55	227	33,296
FOP	105	30	32	4,694
FOP	49	30	15	2,200
PTO	255	5	13	1,907
TOTALS	2,200		1,666	244,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,666	125.4000	148.91	248,084	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2022 Heated Area: 1379 HX Base Yr 2022



314 S 10TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		244,363
TOTAL MARKET OB/XF VALUE		4,107
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		348,470
SOH/AGL Deduction		69,336
ASSESSED VALUE		279,134
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		229,134
TOTAL JUST VALUE		348,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181481	CO ISSUED	0	01/15/2019
20181481	NEW CONSTR	182,543	05/02/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2432/0301	2/08/2021	WD	Q	I	01	385,000
GRANTOR: DUNHAM BRUCE P & DEBO						
GRANTEE: GORDON JEFFREY S &						
2255/0356	2/07/2019	WD	Q	I	02	305,000
GRANTOR: CHASTAIN ROBERT & JUD						
GRANTEE: DUNHAM BRUCE & DEBO						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2018] W17 FOP=[YR=2017] W7 BAS=[YR=2018] W16 S55 E12 FOP=[YR=2018] E7 FGR=[YR=2018] E21 N19 W12 N2 W8 S5 W1 S16$ N7 W7 S7$ N7 E7 N9 E1 N5 E8 S2 E12 N21 W24 N15$ S15 E7 N15$ S15 E17 N15$.

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	0811	CONCRETE B	0	100	0	0	806.00	SF	5.20	5.20	100	2018	2018	3	98	4,107	

LAND DESCRIPTION

TOTAL OB/XF 4,107

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	2,000.00	2,000.00	100,000							

REVIEW DATE 12/17/2018 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS