BLOCK 143 LOT N1/2 OF 6
CITY OF FDNA BEACH

GBMLJM LLC
96972 BLACKROCK RD
YULEE, FL 32097

2023

00-00-31-1800-0143-0061

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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	02	Quality Level 02

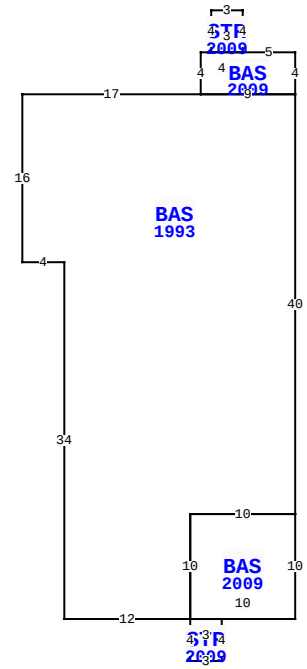
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	91,869
BAS	36	100	36	3,109
BAS	100	100	100	8,634
STR	12	10	1	86
STR	12	10	1	86
TOTALS	1,224		1,202	103,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,202	112.8847	101.88	122,460	1946	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 0% - 0 Heated Area: 1200 HX Base Yr



517 S 10TH ST, FERNANDINA BEACH

BLD DATE	03/26/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	103,785
TOTAL MARKET OB/XF VALUE	3,913
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	207,698
SOH/AGL Deduction	3,603
ASSESSED VALUE	204,095
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	204,095
TOTAL JUST VALUE	207,698
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20020960	REPAIR/RRF	2,000	06/06/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2535/1977	9/09/2021	WD	U	I	11	100
GRANTOR: MITCHELL GLYNN B & LO						
GRANTEE: GBMLJM LLC						
0811/1376	10/29/1997	WD	Q	I		25,500
GRANTOR: CHATMAN TURNER L ET A						
GRANTEE: MITCHELL GLYNN B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W5 STR=[YR=2009] N4W3S4E3$W4 S4 BAS=[YR=1993] W17 S16 E4 S34 E12 STR=[YR=2009] S4E3N4W3$ BAS=[YR=2009] E10 N10 W10S10$ N10 E10 N40W9$E9N4 $.

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	0350	CARPORT WD	0	0	16	10	160.00	SF	8.58	8.58	100	1980	1980	3	20	275	
2	0810	CONCRETE A	0	0	0	0	615.00	SF	6.50	6.50	100	2009	2009	3	91	3,638	

LAND DESCRIPTION

TOTAL OB/XF 3,913

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	2,000.00	2,000.00	100,000							

REVIEW DATE 06/30/2020 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS