BLOCK 157 LOTS 5 6 7 8
CITY OF FDNA BEACH

HOUSING AUTHORITY OF FERNANDINA BEACH
1300 HICKORY ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0157-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		2 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

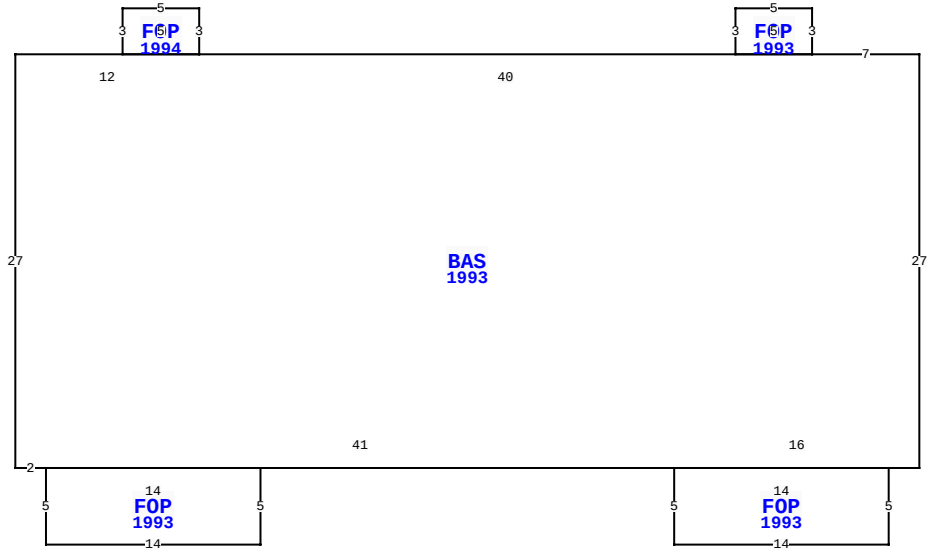
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,593	100	1,593	54,992
FOP	15	30	4	138
FOP	70	30	21	725
FOP	70	30	21	725
FOP	15	30	4	138
TOTALS	1,763		1,643	56,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9600	01	1,643	111.1800	50.03	82,199	1965	1980	0	0	0	31.00	69.00

1 RES EXEMPT – 0% - 0 Heated Area: 1593 HX Base Yr



812 S 10TH ST, FERNANDINA BEACH

BLD DATE	07/13/2021	KK	LGL DATE	
XF DATE	07/13/2021	KK	LAND DATE	07/13/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		56,717
TOTAL MARKET OB/XF VALUE		5,088
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		261,805
SOH/AGL Deduction		92,154
ASSESSED VALUE		169,651
TOTAL EXEMPTION VALUE	04	169,651
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		261,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130079	REPAIR/RRF	3,400	01/11/2013
20101996	H/AC	0	11/19/2010
20021659	CHNGE SRVC	0	09/24/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 FOP=[YR=1993] N3 W5 S3E5$ W40 FOP=[YR=1994] N3W5S3E5$W12S27E2 FOP=[YR=1993] S5E14N5W14$E41FOP=[YR=1993] S5E14N5W14$E16N27$.

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	0400	CONC CURB	0	0	0	0	14.00	LF	15.00	15.00	100	2000	2000	3	85	179	
2	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1980	1980	3	20	506	
3	0425	CL FNC 8'	0	0	0	0	292.00	LF	10.65	10.65	100	2000	2000	3	55	1,710	
4	0810	CONCRETE A	0	0	62	3	186.00	SF	6.50	6.50	100	1980	1980	3	35	423	
5	0810	CONCRETE A	0	0	40	10	400.00	SF	6.50	6.50	100	1980	1980	3	35	910	
6	0810	CONCRETE A	0	0	66	3	198.00	SF	6.50	6.50	100	1980	1980	3	35	450	
7	0810	CONCRETE A	0	0	40	10	400.00	SF	6.50	6.50	100	1980	1980	3	35	910	

LAND DESCRIPTION

TOTAL OB/XF 5,088

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	008900	C	MUNICIPAL	0		R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	200,000							

REVIEW DATE 07/13/2021 BY KK Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS