



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	948	100	948	75,130
FCP	248	25	62	4,914
FOP	40	30	12	951
FST	64	55	35	2,773

TOTALS	1,300		1,057	83,768
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	21	12			252.00	SF	1976
2	0810	CONCRETE A	0	0	10	4			40.00	SF	1976

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,057	107.7490	97.24	102,783	1976	1985	0	0	0 18.50	81.50
1 SINGLE FAM - 0% - 0 Heated Area: 948 HX Base Yr											
829 S 10TH ST, FERNANDINA BEACH											

TOTAL OB/XF											
532											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0006	R-2	75.00	100.00	75.00	FF	1.00

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		83,768	
TOTAL MARKET OB/XF VALUE		532	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		211,800	
SOH/AGL Deduction		54,077	
ASSESSED VALUE		157,723	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		157,723	
TOTAL JUST VALUE		211,800	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		186,284	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2554/0895	4/04/2022	QC	U	I	11	100	
GRANTOR: FAISON JOCELYN L & DA							
GRANTEE: FAISON JOCELYN LEON							
2188/1363	3/21/2018	QC	U	I	11	100	
GRANTOR: FAZEDPOSH LLC							
GRANTEE: FAISON JOCELYN L &							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W38 FST=[YR=1993] W12 S6 FCP=[YR=1993] S20 E12 FOP=[YR=1993] E10 N4 W10S4\$ N22W4 S2 W8\$ E8 N2 E4 N4\$ S22 E10 S4 E28 N26\$.											