BLOCK 168 LOTS 25 & 26
CITY OF FDNA BEACH

GONCALVES CRYSTAL V
915 S 10TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0168-0250

BUILDING CHARACTERISTICS

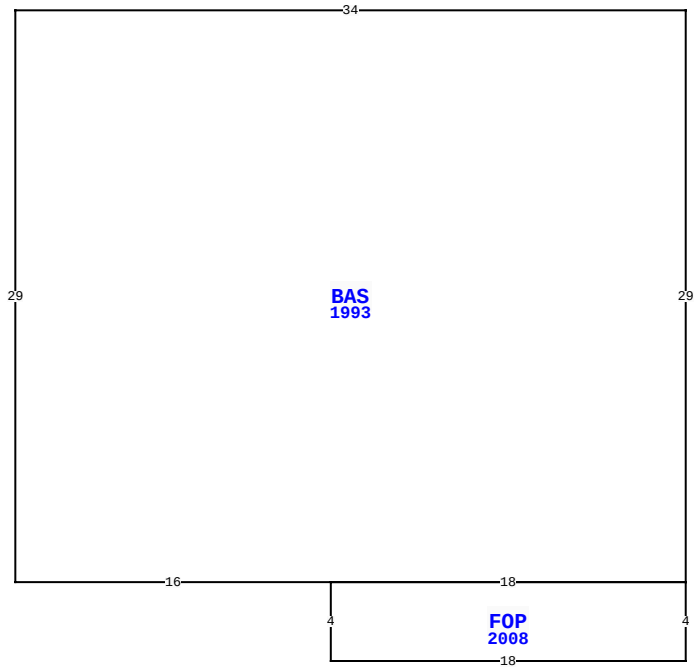
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	07	ASB SHNGLE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	986	100	986	118,163
FOP	72	30	22	2,637
TOTALS	1,058		1,008	120,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,008	105.4000	125.16	126,161	1974	2014	0	0	0	4.25	95.75

1 SNGL FAM – 100% - 2022 Heated Area: 986 HX Base Yr 2022



915 S 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		120,799
TOTAL MARKET OB/XF VALUE		316
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		221,115
SOH/AGL Deduction		7,661
ASSESSED VALUE		213,454
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		163,454
TOTAL JUST VALUE		221,115
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5184	REPAIR/RRF	500	01/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2519/0306	12/06/2021	WD	Q	I	01	270,000
GRANTOR: COLLINS RACHEL L						
GRANTEE: GONCALVES CRYSTAL V						
2280/1316	5/24/2019	WD	Q	I	02	195,500
GRANTOR: GOLD PINE LLC						
GRANTEE: COLLINS RACHEL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S29 E16 FOP=[YR=2008] S4 E18N4W18$ E18N29$.

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	0810	CONCRETE A	0	100	0	0	187.00	SF	6.50	6.50	100	1974	1974	3	26	316	

LAND DESCRIPTION

TOTAL OB/XF 316

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		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 02/10/2020 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS