BLOCK 169 LOTS 3 TO 30 INC
CITY OF FDNA BEACH

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

2023

00-00-31-1800-0169-0030

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	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

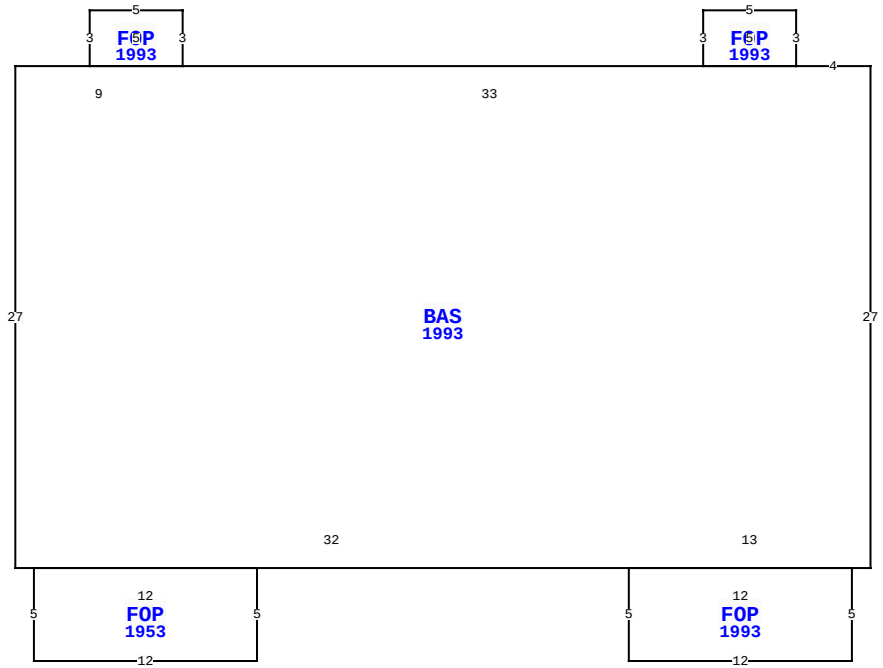
DOR CODE 8900 MUNICIPAL
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	1,242	47,124
FOP	60	30	18	683
FOP	15	30	4	152
FOP	15	30	4	152
FOP	60	30	18	683
TOTALS	1,392		1,286	48,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9600	01	1,286	125.8400	56.63	72,826	1961	1976	0	0	0	33.00	67.00

1 RES EXEMPT – 0% - 0 Heated Area: 1242 HX Base Yr



908-926 S 10TH & 11TH ST, FERNANDINA BEACH

BLD DATE	07/14/2021	KK	LGL DATE		
XF DATE	07/14/2021	KK	LAND DATE	07/14/2021	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 8 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		452,100
TOTAL MARKET OB/XF VALUE		30,424
TOTAL LAND VALUE - MARKET		1,400,000
TOTAL MARKET VALUE		1,882,524
SOH/AGL Deduction		437,359
ASSESSED VALUE		1,445,165
TOTAL EXEMPTION VALUE	04	1,445,165
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,882,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,645,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141171	H/AC	3,000	07/07/2014
20130086	REPAIR/RRF	3,600	01/11/2013
20130087	REPAIR/RRF	3,900	01/11/2013
20120935	H/AC	3,100	05/24/2012
20100077	H/AC	3,000	01/15/2010
20022166	XFOB	1,000	12/16/2002

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 FOP=[YR=1993] N3 W5 S3E5$ W33 FOP=[YR=1993] N3 W5 S3E5$ W9 S27 E1 FOP=[YR=1953] S5 E12N5W12$E32 FOP=[YR=1993] S5 E12N5W12$E13 N27$.

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	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1980	1980	3	20	1,012	
2	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1980	1980	3	20	100	
3	0400	CONC CURB	0	0	0	0	17.00	LF	15.00	15.00	100	2000	2000	3	85	217	
4	0810	CONCRETE A	0	0	45	3	135.00	SF	6.50	6.50	100	1980	1980	3	35	307	
5	0810	CONCRETE A	0	0	59	10	590.00	SF	6.50	6.50	100	1980	1980	3	35	1,342	
6	0810	CONCRETE A	0	0	43	3	129.00	SF	6.50	6.50	100	1980	1980	3	35	293	
7	0810	CONCRETE A	0	0	59	10	590.00	SF	6.50	6.50	100	1980	1980	3	35	1,342	
8	0400	CONC CURB	0	0	0	0	14.00	LF	15.00	15.00	100	2000	2000	3	85	179	
9	0810	CONCRETE A	0	0	39	3	117.00	SF	6.50	6.50	100	1980	1980	3	35	266	
10	0810	CONCRETE A	0	0	59	10	590.00	SF	6.50	6.50	100	1980	1980	3	35	1,342	

TOTAL OB/XF 6,400

LAND DESCRIPTION

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	700.00	100.00	700.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	1,400,000							

REVIEW DATE 07/14/2021 BY KK Total Acres: 0.00 Total Land Value: 1,400,000 Market: 0 Agricultural: 0 Common: 1,400,000 PRINTED 08/02/2023 BY SYS

BLOCK 169 LOTS 3 TO 30 INC
CITY OF FDNA BEACH

HOUSING AUTHORITY OF FERNANDINA BEACH
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FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0169-0030

BUILDING CHARACTERISTICS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

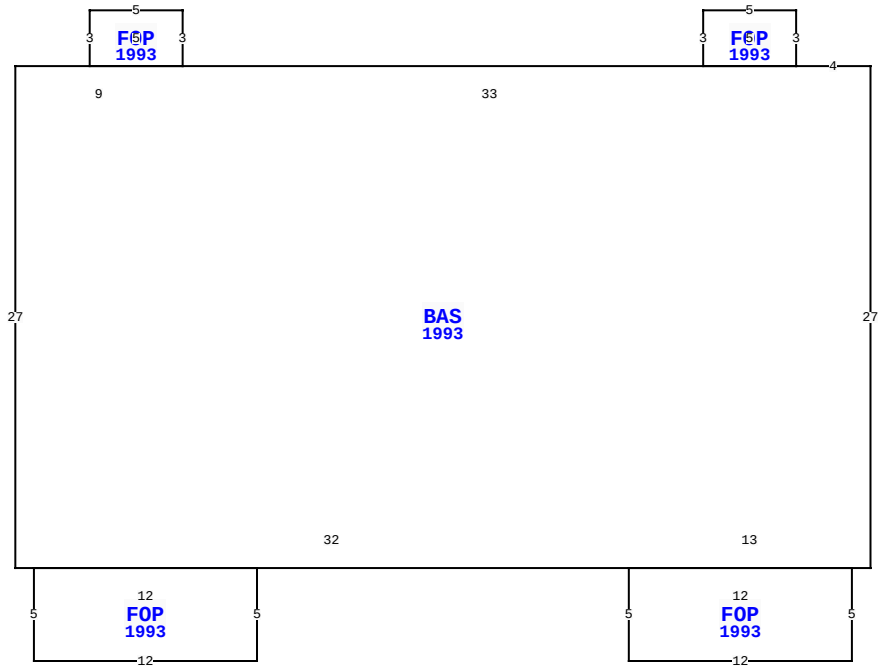
DOR CODE 8900 MUNICIPAL
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	1,242	47,124
FOP	15	30	4	152
FOP	15	30	4	152
FOP	60	30	18	683
FOP	60	30	18	683
TOTALS	1,392		1,286	48,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9600	01	1,286	125.8400	56.63	72,826	1961	1976	0	0	0	33.00	67.00

2 RES EXEMPT – 0% - 0 Heated Area: 1242 HX Base Yr



908-926 S 10TH & 11TH ST, FERNANDINA BEACH

BLD DATE	07/14/2021	KK	LGL DATE	
XF DATE	07/14/2021	KK	LAND DATE	07/14/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 8 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		452,100
TOTAL MARKET OB/XF VALUE		30,424
TOTAL LAND VALUE - MARKET		1,400,000
TOTAL MARKET VALUE		1,882,524
SOH/AGL Deduction		437,359
ASSESSED VALUE		1,445,165
TOTAL EXEMPTION VALUE	04	1,445,165
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,882,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,645,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20022167	XFOB	1,000	12/16/2002
20022168	XFOB	1,000	12/16/2002
20022169	XFOB	1,000	12/16/2002
20022170	XFOB	1,000	12/16/2002
20022171	XFOB	1,000	12/16/2002
20022174	XFOB	1,000	12/16/2002

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 FOP=[YR=1993] N3 W5 S3E5$ W33 FOP=[YR=1993] N3 W5 S3E5$ W9 S27 E1 FOP=[YR=1993] S5 E12N5W12$ E32 FOP=[YR=1993] S5 E12N5W12$E13 N27$.

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
11	0810	CONCRETE A	0	0	39	3	117.00	SF	6.50	6.50	100	1980	1980	3	35	266	
12	0810	CONCRETE A	0	0	59	10	590.00	SF	6.50	6.50	100	1980	1980	3	35	1,342	
13	0400	CONC CURB	0	0	0	0	14.00	LF	15.00	15.00	100	2000	2000	3	85	179	
14	0810	CONCRETE A	0	0	42	3	126.00	SF	6.50	6.50	100	1980	1980	3	35	287	
15	0810	CONCRETE A	0	0	60	10	600.00	SF	6.50	6.50	100	1980	1980	3	35	1,365	
16	0810	CONCRETE A	0	0	43	3	129.00	SF	6.50	6.50	100	1980	1980	3	35	293	
17	0810	CONCRETE A	0	0	59	10	590.00	SF	6.50	6.50	100	1980	1980	3	35	1,342	
18	0400	CONC CURB	0	0	0	0	7.00	LF	15.00	15.00	100	2000	2000	3	85	89	
19	0810	CONCRETE A	0	0	48	3	144.00	SF	6.50	6.50	100	1980	1980	3	35	328	
20	0810	CONCRETE A	0	0	59	10	590.00	SF	6.50	6.50	100	1980	1980	3	35	1,342	

TOTAL OB/XF 6,833

LAND DESCRIPTION

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

REVIEW DATE 07/14/2021 BY KK Total Acres: 0.00 Total Land Value: 1,400,000 Market: 0 Agricultural: 0 Common: 1,400,000 PRINTED 08/02/2023 BY SYS

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CITY OF FDNA BEACH

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1300 HICKORY ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0169-0030

BUILDING CHARACTERISTICS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

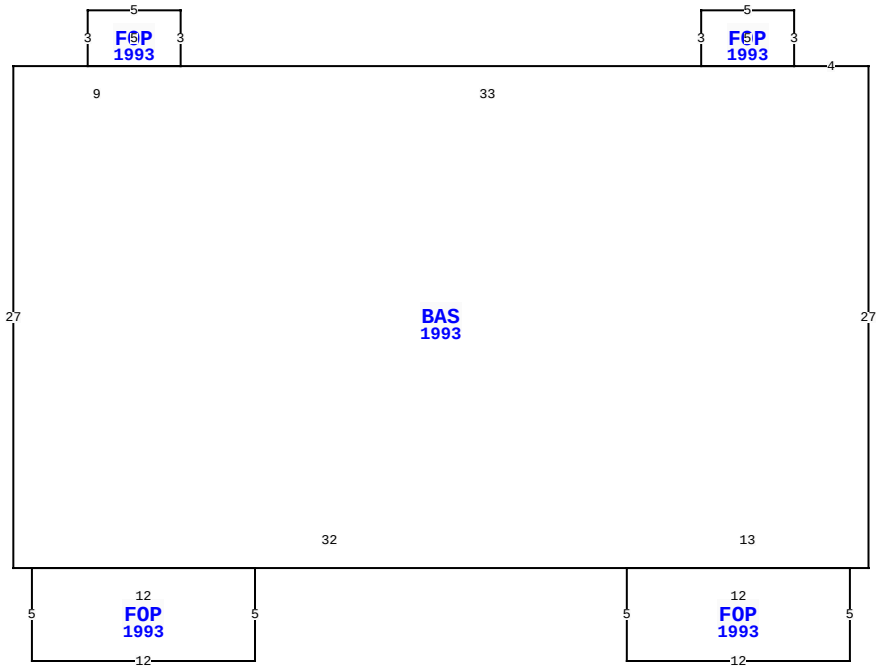
DOR CODE 8900 MUNICIPAL
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	1,242	47,124
FOP	15	30	4	152
FOP	15	30	4	152
FOP	60	30	18	683
FOP	60	30	18	683
TOTALS	1,392		1,286	48,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9600	01	1,286	125.8400	56.63	72,826	1961	1976	0	0	0	33.00	67.00

3 RES EXEMPT – 0% - 0 Heated Area: 1242 HX Base Yr



908-926 S 10TH & 11TH ST, FERNANDINA BEACH

BLD DATE	07/14/2021	KK	LGL DATE	
XF DATE	07/14/2021	KK	LAND DATE	07/14/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 8 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		452,100
TOTAL MARKET OB/XF VALUE		30,424
TOTAL LAND VALUE - MARKET		1,400,000
TOTAL MARKET VALUE		1,882,524
SOH/AGL Deduction		437,359
ASSESSED VALUE		1,445,165
TOTAL EXEMPTION VALUE	04	1,445,165
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,882,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,645,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20022175	XFOB	1,000	12/16/2002
20022176	XFOB	1,000	12/16/2002
20022177	XFOB	1,000	12/16/2002
20022178	XFOB	1,000	12/16/2002
20022181	XFOB	1,000	12/16/2002
20022182	XFOB	1,000	12/16/2002

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 FOP=[YR=1993] N3 W5 S3E5$ W33 FOP=[YR=1993] N3 W5 S3E5$ W9 S27 E1 FOP=[YR=1993] S5 E12N5W12$E32 FOP=[YR=1993] S5 E12N5W12$E13N27$.

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
21	0810	CONCRETE A	0	0	46	3	138.00	SF	6.50	6.50	100	1980	1980	3	35	314	
22	0810	CONCRETE A	0	0	60	10	600.00	SF	6.50	6.50	100	1980	1980	3	35	1,365	
23	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	2000	2000	3	85	149	
24	0810	CONCRETE A	0	0	32	3	96.00	SF	6.50	6.50	100	1980	1980	3	35	218	
25	0810	CONCRETE A	0	0	58	10	580.00	SF	6.50	6.50	100	1980	1980	3	35	1,320	
26	0400	CONC CURB	0	0	0	0	14.00	LF	15.00	15.00	100	2000	2000	3	85	179	
27	0462	ST/AL FNC	0	0	120	3	360.00	SF	10.00	10.00	100	2000	2000	3	29	1,044	
28	4950	BOLLARD	0	0	0	0	1.00	UT	100.00	100.00	100	2000	2000	3	100	100	
29	0810	CONCRETE A	0	0	45	5	225.00	SF	6.50	6.50	100	1980	1980	3	35	512	
30	0810	CONCRETE A	0	0	58	10	580.00	SF	6.50	6.50	100	1980	1980	3	35	1,320	

TOTAL OB/XF 6,521

LAND DESCRIPTION

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

REVIEW DATE 07/14/2021 BY KK Total Acres: 0.00 Total Land Value: 1,400,000 Market: 0 Agricultural: 0 Common: 1,400,000 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

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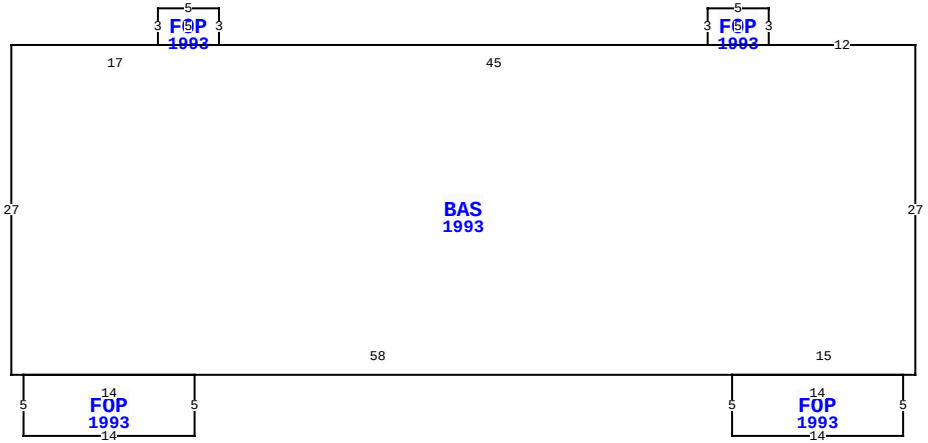
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	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	1,998	100	1,998	57,241
FOP	15	30	4	115
FOP	15	30	4	115
FOP	70	30	21	602
FOP	70	30	21	602
TOTALS	2,168		2,048	58,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9600	01	2,048	107.0000	48.15	98,611	1961	1961	0	0	0	40.50	59.50

4 RES EXEMPT – 0% - 0 Heated Area: 1998 HX Base Yr



908-926 S 10TH & 11TH ST, FERNANDINA BEACH

BLD DATE	07/14/2021	KK	LGL DATE	
XF DATE	07/14/2021	KK	LAND DATE	07/14/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 4 of 8 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
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TOTAL EXEMPTION VALUE	04	1,445,165
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,882,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,645,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20022183	XFOB	1,000	12/16/2002
20022184	XFOB	1,000	12/16/2002
20022185	XFOB	1,000	12/16/2002

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12FOP=[YR=1993] N3 W5 S3E5$ W45 FOP=[YR=1993] N3 W5 S3E5$ W17S27 E1 FOP=[YR=1993] S5 E14N5W14$E58 FOP=[YR=1993] S5 E14N5W14$E15 N27$.

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
31	0810	CONCRETE A	0	0	49	3	147.00	SF	6.50	6.50	100	1980	1980	3	35	334	
32	0810	CONCRETE A	0	0	59	10	590.00	SF	6.50	6.50	100	1980	1980	3	35	1,342	
33	0400	CONC CURB	0	0	0	0	7.00	LF	15.00	15.00	100	2000	2000	3	85	89	
34	0810	CONCRETE A	0	0	50	3	150.00	SF	6.50	6.50	100	1980	1980	3	35	341	
35	0810	CONCRETE A	0	0	58	10	580.00	SF	6.50	6.50	100	1980	1980	3	35	1,320	
36	0462	ST/AL FNC	0	0	129	3	387.00	SF	10.00	10.00	100	2000	2000	3	29	1,122	
37	0819	CONC 12"	0	0	0	0	224.00	SF	9.50	9.50	100	2000	2000	3	80	1,702	
38	0351	CARPORT MT	0	0	22	16	352.00	SF	10.00	10.00	100	2000	2000	3	20	704	
39	0351	CARPORT MT	0	0	16	10	160.00	SF	6.60	6.60	100	2000	2000	3	20	211	
40	0425	CL FNC 8'	0	0	0	0	307.00	LF	10.65	10.65	100	1990	1990	3	28	915	

TOTAL OB/XF 8,080

LAND DESCRIPTION

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

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Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		1 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

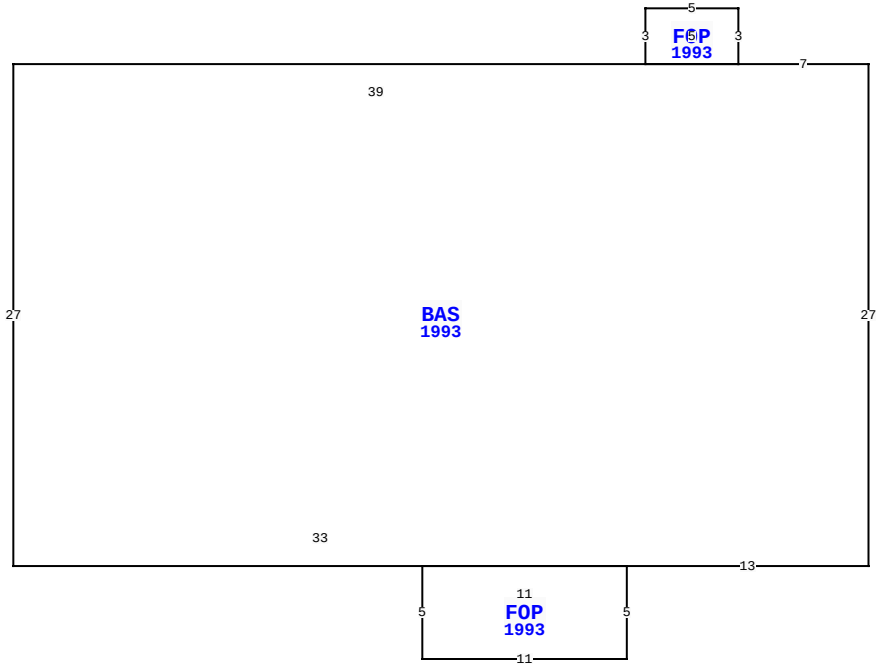
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	1,242	45,568
FOP	15	30	4	147
FOP	55	30	16	587
TOTALS	1,312		1,262	46,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9600	01	1,262	121.6800	54.76	69,107	1961	1976	0	0	0	33.00	67.00

5 RES EXEMPT – 0% - 0 Heated Area: 1242 HX Base Yr



908-926 S 10TH & 11TH ST, FERNANDINA BEACH

BLD DATE	07/14/2021	KK	LGL DATE	
XF DATE	07/14/2021	KK	LAND DATE	07/14/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		452,100
TOTAL MARKET OB/XF VALUE		30,424
TOTAL LAND VALUE - MARKET		1,400,000
TOTAL MARKET VALUE		1,882,524
SOH/AGL Deduction		437,359
ASSESSED VALUE		1,445,165
TOTAL EXEMPTION VALUE	04	1,445,165
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,882,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,645,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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$ W39
S27E33FOP=[YR=1993] S5 W11 N5E11 $ E13N27$.

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
41	0465	FNC GT 15'	0	0	0	0	1.00	UT	562.50	562.50	100	1990	1990	3	28	158	
42	0810	CONCRETE A	0	0	0	0	669.00	SF	6.50	6.50	100	1980	1980	3	35	1,522	
43	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 2,590

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

REVIEW DATE 07/14/2021 BY KK Total Acres: 0.00 Total Land Value: 1,400,000 Market: 0 Agricultural: 0 Common: 1,400,000 PRINTED 08/02/2023 BY SYS

BLOCK 169 LOTS 3 TO 30 INC
CITY OF FDNA BEACH

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

2023

00-00-31-1800-0169-0030

BUILDING CHARACTERISTICS

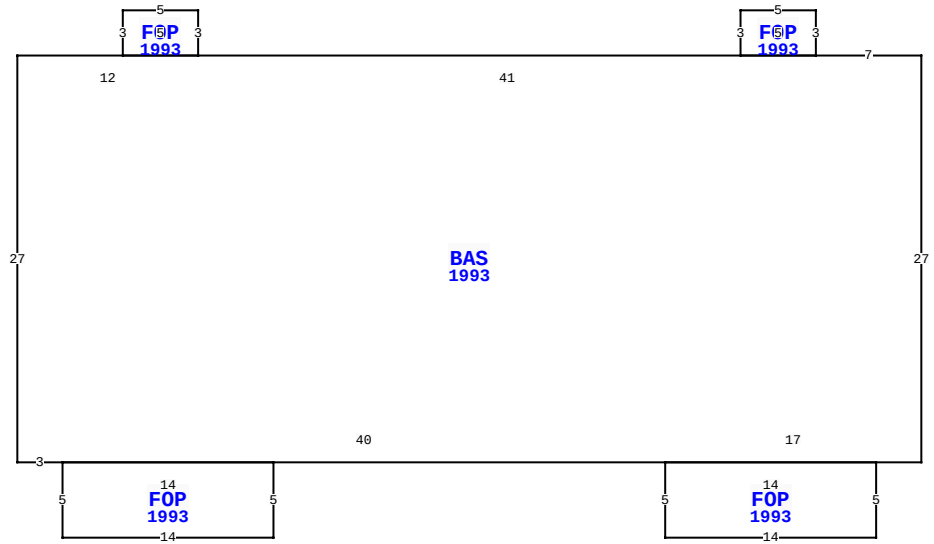
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	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	1,620	100	1,620	46,846
FOP	15	30	4	115
FOP	15	30	4	115
FOP	70	30	21	607
FOP	70	30	21	607
TOTALS	1,790		1,670	48,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9600	01	1,670	108.0000	48.60	81,162	1961	1961	0	0	0	40.50	59.50

6 RES EXEMPT – 0% - 0 Heated Area: 1620 HX Base Yr



908-926 S 10TH & 11TH ST, FERNANDINA BEACH

BLD DATE	07/14/2021	KK	LGL DATE	
XF DATE	07/14/2021	KK	LAND DATE	07/14/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 6 of 8 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		452,100
TOTAL MARKET OB/XF VALUE		30,424
TOTAL LAND VALUE - MARKET		1,400,000
TOTAL MARKET VALUE		1,882,524
SOH/AGL Deduction		437,359
ASSESSED VALUE		1,445,165
TOTAL EXEMPTION VALUE	04	1,445,165
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,882,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,645,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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$ W41FOP=[YR=1993] N3W5S3E5$W12S27E3 FOP=[YR=1993] S5E14N5W14$E40FOP=[YR=1993] S5E14N5W14$E17N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/14/2021 BY KK Total Acres: 0.00 Total Land Value: 1,400,000 Market: 0 Agricultural: 0 Common: 1,400,000 PRINTED 08/02/2023 BY SYS

BLOCK 169 LOTS 3 TO 30 INC
CITY OF FDNA BEACH

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

2023

00-00-31-1800-0169-0030

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	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
Bathrooms		2 100
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

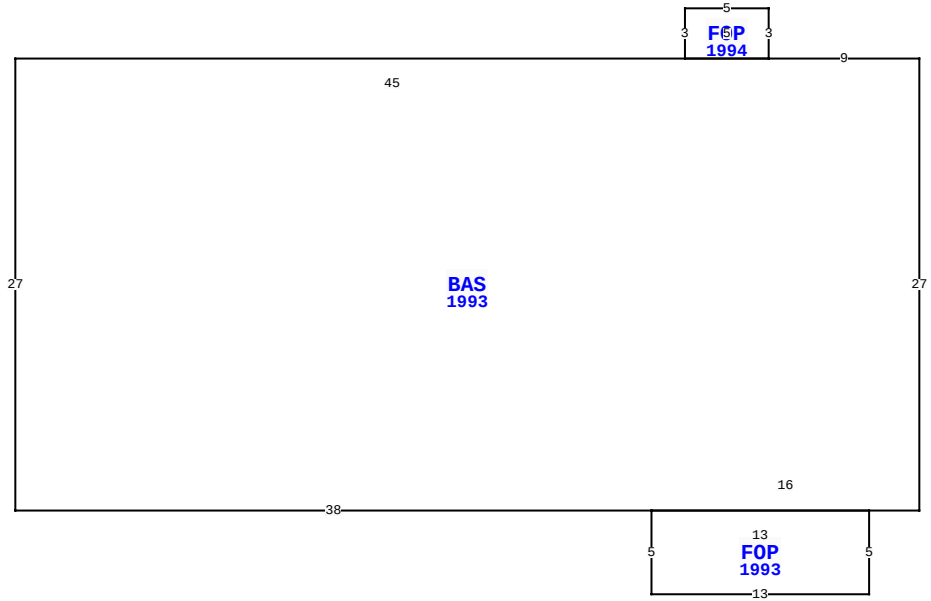
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,458	100	1,458	42,551
FOP	65	30	20	584
FOP	15	30	4	117
TOTALS	1,538		1,482	43,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9600	01	1,482	109.0000	49.05	72,692	1961	1961	0	0	0	40.50	59.50

7 RES EXEMPT – 0% - 0 Heated Area: 1458 HX Base Yr



908-926 S 10TH & 11TH ST, FERNANDINA BEACH

BLD DATE	07/14/2021	KK	LGL DATE	
XF DATE	07/14/2021	KK	LAND DATE	07/14/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 7 of 8 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		452,100
TOTAL MARKET OB/XF VALUE		30,424
TOTAL LAND VALUE - MARKET		1,400,000
TOTAL MARKET VALUE		1,882,524
SOH/AGL Deduction		437,359
ASSESSED VALUE		1,445,165
TOTAL EXEMPTION VALUE	04	1,445,165
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,882,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,645,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 FOP=[YR=1994] N3 W5 S3E5$ W45 S27 E38
FOP=[YR=1993] S5 E13N5 W13$E16 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/14/2021 BY KK Total Acres: 0.00 Total Land Value: 1,400,000 Market: 0 Agricultural: 0 Common: 1,400,000 PRINTED 08/02/2023 BY SYS

BLOCK 169 LOTS 3 TO 30 INC
CITY OF FDNA BEACH

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

2023

00-00-31-1800-0169-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

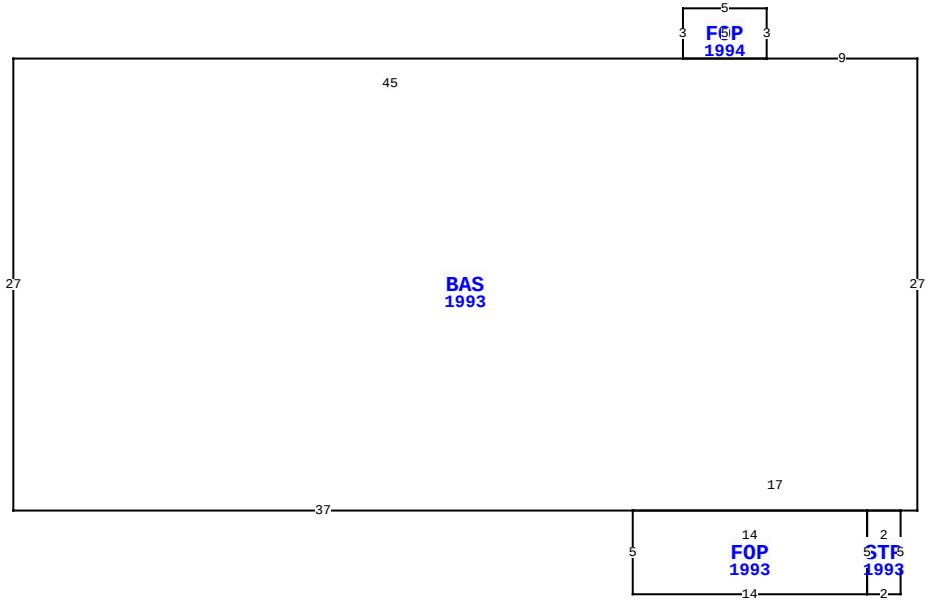
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,458	100	1,458	107,288
FOP	70	30	21	1,545
FOP	15	30	4	294
STP	10	10	1	74
TOTALS	1,553		1,484	109,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	1,484	98.2800	109.83	162,988	1961	1976	0	0	0	33.00	67.00

8 CLUB HOUSE – 0% - 0 Heated Area: 1458 HX Base Yr



908-926 S 10TH & 11TH ST, FERNANDINA BEACH

BLD DATE	07/14/2021	KK	LGL DATE	
XF DATE	07/14/2021	KK	LAND DATE	07/14/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 8 of 8 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		452,100
TOTAL MARKET OB/XF VALUE		30,424
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TOTAL MARKET VALUE		1,882,524
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TOTAL EXEMPTION VALUE	04	1,445,165
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,882,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,645,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 FOP=[YR=1994] N3 W5S3E5$
W45S27E37FOP=[YR=1993] S5E14N5 STP=[YR=1993]
S5E2N5W2$W14$E17N27$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/14/2021 BY KK Total Acres: 0.00 Total Land Value: 1,400,000 Market: 0 Agricultural: 0 Common: 1,400,000 PRINTED 08/02/2023 BY SYS