

BLOCK 171 LOTS N1/2 OF 22 &
ALL OF LOTS 23 24 & 25
CITY OF FDNA BEACH

MAZURSKY DON A & MARIA J
2298 SOUTH FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0171-0221



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMNT 90
Interior Floo	11 CLAY TILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
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	1,040	100	1,040	129,177
FCP	240	25	60	7,453
FOP	20	30	6	745
FOP	27	30	8	994
UST	72	45	32	3,975

TOTALS	1,399	1,146	142,344
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EXTRA FEATURES	
L N	OB/XF CODE
1	0810 CONCRETE A
2	0810 CONCRETE A

LAND DESCRIPTION	
L N	USE CODE
1	000100 C SFR

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,146	119.8860	142.36	163,145	1986	1996	0	0	12.75	87.25
1 SNGL FAM - 0% - 2023											
Heated Area: 1040											
HX Base Yr											
FOP 1993											
UST 1993											
BAS 1993											
FCP 1993											
FOP 1993											

1019 S 10TH ST, FERNANDINA BEACH	BLD DATE	04/04/2014	KK	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

TOTAL OB/XF	
1,734	

NASSAU COUNTY PROPERTY	
PAGE 1 of 1	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	142,344
TOTAL MARKET OB/XF VALUE	1,734
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	284,078
SOH/AGL Deduction	0
ASSESSED VALUE	284,078
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	284,078
TOTAL JUST VALUE	284,078
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA	
OFF RECORD Number	DATE
2547/0127	3/15/2022
TYPE INST	Q U
V I	I
RSN CD	01
SALE PRICE	316,000
GRANTOR: ICO EQUITY SOLUTIONS	
GRANTEE: MAZURSKY DON A & MA	
1679/0231	5/26/2010
TD U	I 30
GRANTOR: ICO EQUITY SOLUTIONS	
GRANTEE: ICO EQUITY SOLUTION	

BUILDING NOTES	

BUILDING DIMENSIONS	
UST=[YR=1993] W12 BAS=[YR=1993] W8 FOP=[YR=1993] N3W9S3E9\$W32 S26 E24 FOP=[YR=1993] S4E5N4W5\$E16 FCP=[YR=1993] E12 N20 W12 S20 \$ N26 \$ S6 E12 N6 \$.	