BLOCK 171 LOT 29
CITY OF FDNA BEACH

RUSSELL MATTHEW & JACQUELINE
17832 HEIDI CIRCLE
YORBA LINDA, CA 92886

2023

00-00-31-1800-0171-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

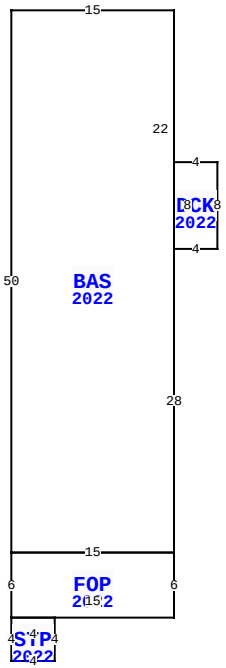
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	31	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	750	100	750	158,400
DCK	32	10	3	634
FOP	90	30	27	5,702
STP	16	10	2	422
TOTALS	888		782	165,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0200	01	782	140.7945	105.60	82,579	2022	2022	0	0	200	0.00	200.00

1 SFR MODULR – 0% - 2023 Heated Area: 750 HX Base Yr



1001 S 10TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	165,158
TOTAL MARKET OB/XF VALUE	2,405
TOTAL LAND VALUE - MARKET	62,500
TOTAL MARKET VALUE	230,063
SOH/AGL Deduction	0
ASSESSED VALUE	230,063
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	230,063
TOTAL JUST VALUE	230,063
NCON VALUE	167,563
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21-1514	CO ISSUED	0	04/11/2022
20211514	NEW CONSTR	101,011	09/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2565/1255	5/23/2022	WD	Q	I	01	295,000
GRANTOR: PESTANA MARINA M & JO						
GRANTEE: RUSSELL MATTHEW & J						
2447/1120	3/30/2021	WD	Q	I	05	370,000
GRANTOR: LEWIS FREDERICK E JR						
GRANTEE: PESTANA MARINA M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 S50 FOP=[YR=2022] S6 STP=[YR=2022] S4 E4 N4 W4$ E15 N6 W15$ E15 N28 DCK=[YR=2022] E4 N8 W4 S8$ N22$.

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	0	0	0	370.00	SF	6.50	6.50	100	2022	2022	3	100	2,405	

LAND DESCRIPTION

TOTAL OB/XF 2,405

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	0		R-2	25.00	100.00	25.00	FF		1.00	1.00	1.25	2,000.00	2,500.00	62,500							

REVIEW DATE 08/02/2022 BY DJ Total Acres: 0.00 Total Land Value: 62,500 Market: 0 Agricultural: 0 Common: 62,500 PRINTED 08/02/2023 BY SYS