BLK 181 S 1/2 OF LOT 7
IN OR 110/225 & OR 985/1467
CITY OF FDNA BEACH S/D OF

EDMONDS ERNEST EST/EDMONDS ERNEST L L/E
C/O EDMONDS BARBARA & SANDRA &, 1115 S 10TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0181-0072

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

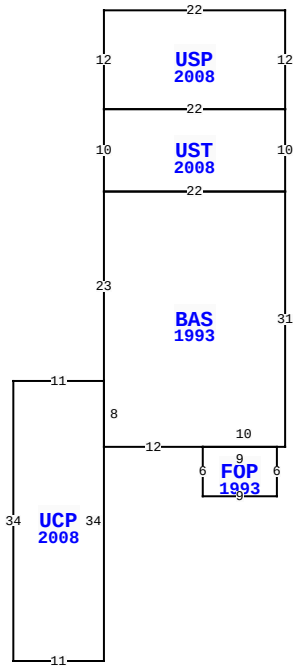
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
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	682	100	682	54,940
FOP	54	30	16	1,289
UCP	374	20	75	6,042
USP	264	30	79	6,364
UST	220	45	99	7,975
TOTALS	1,594		951	76,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	951	105.8832	95.56	90,878	1957	1990	0	0	0	15.70	84.30

1 SINGLE FAM – 0% - 0 Heated Area: 682 HX Base Yr



BLD DATE	04/04/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

1115 S 10TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	76,610
TOTAL MARKET OB/XF VALUE	3,041
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	179,651
SOH/AGL Deduction	57,234
ASSESSED VALUE	122,417
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,417
TOTAL JUST VALUE	179,651
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0985/1467	5/10/2001	PR	U	I	01	100
GRANTOR: WILLIAMS BETTY J ESTA						
GRANTEE: EDMONDS ERNEST L L/						
0110/0225	3/30/1971	WD	Q	I		8,200
GRANTOR: BURNS JAMES THOMAS II						
GRANTEE: EDMONDS ERNEST ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2008] W22S12 UST=[YR=2008] S10 BAS=[YR=1993] S23
UCP=[YR=2008] W11S34E11 N34$S8E12 FOP=[YR=1993] S6E9N6W9$E10
N31W22$ E22N10W22$ E22N12$.

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	22	10	220.00	SF	6.50	6.50	100	1957	1957	3	20	286	
2	0855	CONC PAVER	0	0	135	3	300.00	SF	10.00	10.00	100	2008	2008	3	90	2,700	
3	0810	CONCRETE A	0	0	14	4	42.00	SF	6.50	6.50	100	1957	1957	3	20	55	

LAND DESCRIPTION

TOTAL OB/XF 3,041

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	0006	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 05/21/2019 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS