BLOCK B LOTS 3 & 4
IN OR 1494/710
ABOLISH ALLEY OR 734/105

BALSAMO ANTHONY & LORA
2010 ATLANTIC AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-100A-000B-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	03	PLASTER 70
Interior Wall	05	DRYWALL 30
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
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		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

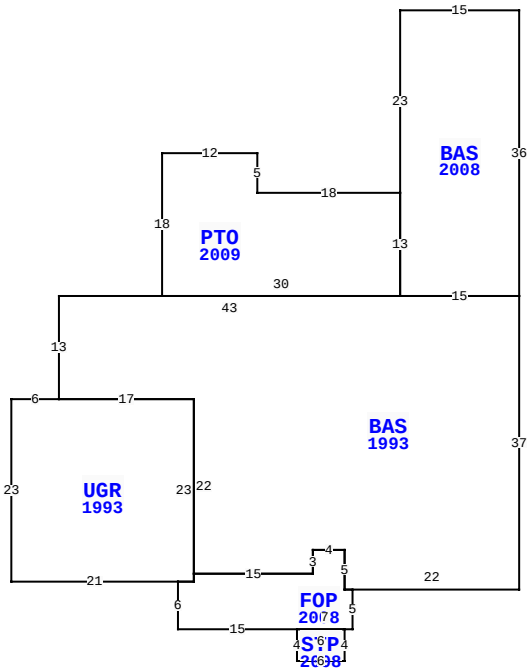
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,688	100	1,688	210,833
BAS	540	100	540	67,447
FOP	162	30	49	6,120
PTO	450	5	22	2,748
STP	24	10	2	250
UGR	529	45	238	29,726
TOTALS	3,393		2,539	317,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,539	124.5120	155.64	395,170	1956	2000	0	0	0	19.75	80.25

1 SNGL FAM – 100% - 1999 Heated Area: 2228 HX Base Yr 1999



2010 ATLANTIC AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		317,124
TOTAL MARKET OB/XF VALUE		15,085
TOTAL LAND VALUE - MARKET		371,200
TOTAL MARKET VALUE		703,409
SOH/AGL Deduction		519,498
ASSESSED VALUE		183,911
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		133,911
TOTAL JUST VALUE		703,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		597,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122495	VINYL FENCE	0	12/12/2012
20071473	ELEC.REMODEL LAUN	1,000	08/09/2007
20071474	BATH PLUMBING REM	1,000	08/09/2007
20071241	1/2 BATH & LAUNDR	6,000	07/05/2007
20071123	ELEC FOR ADDITION	2,000	06/15/2007
20070876	H/AC & DUCTS FOR	5,500	05/21/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1494/0710	4/23/2007	QC	U	I	01	100
GRANTOR: STONE LORA H						
GRANTEE: BALSAMO ANTHONY & L						
0847/0300	9/01/1998	WD	U	I	06	100
GRANTOR: STONE MARK A						
GRANTEE: STONE LORA H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W15 S23 PTO=[YR=2009] W18N5 W12S18E30N13$ S13
BAS=[YR=1993] W43 S13 UGR=[YR=1993] W6S23 E21 FOP=[YR=2008]
S6 E15 STP=[YR=2008] S4E6N4W6$ E7N5 W1N5W4S3W15S1W2$
E2N23W17$ E17 S22E15N3E4S5E22N37W15$ E15N36$.

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	0855	CONC PAVER	0	100	0	0	934.00	SF	10.00	10.00	100	2008	2008	3	89	8,313	
2	0855	CONC PAVER	0	100	0	0	511.00	SF	10.00	10.00	100	2008	2008	3	89	4,548	
3	0810	CONCRETE A	0	100	24	13	312.00	SF	6.50	6.50	100	1956	1956	3	20	406	
4	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2000	2000	3	20	576	
5	0476	VF 6 SBPL	0	100	0	0	28.00	LF	32.00	32.00	100	2012	2012	3	83	744	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2012	2012	3	83	498	

LAND DESCRIPTION

TOTAL OB/XF 15,085

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	0003	R-1	100.00	157.00	100.00	FF	1	1.16	1.00	1.16	3,200.00	3,712.00	371,200							

REVIEW DATE 06/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 371,200 Market: 0 Agricultural: 0 Common: 371,200 PRINTED 08/06/2024 BY SYS