BLOCK 48 S1/2 OF LOT 6
CITY OF FDNA BEACH

MERGENS ROBERT L JR & ANGELIA
1417 SADLER RD PMB #265
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0048-0062

BUILDING CHARACTERISTICS

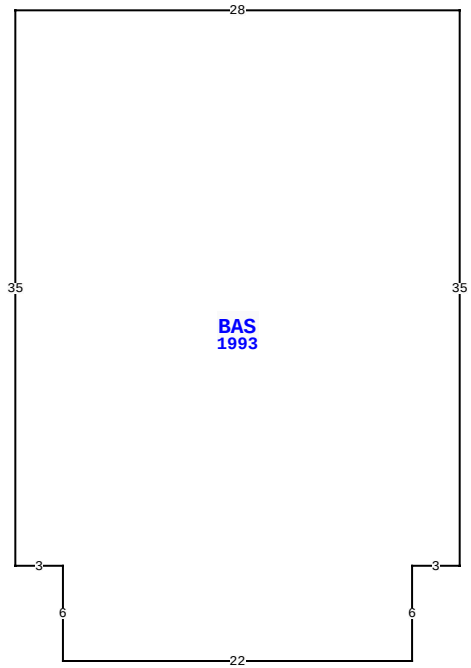
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	03	MASONRY 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	1,112	100	1,112	98,550
TOTALS	1,112		1,112	98,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,112	120.0344	114.03	126,801	1950	1990	0	0	0	22.28	77.72

1 SINGLE FAM – 100% - 2021 Heated Area: 1112 HX Base Yr 2021



221 S 10TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		98,550
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		208,550
SOH/AGL Deduction		59,238
ASSESSED VALUE		149,312
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		99,312
TOTAL JUST VALUE		208,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121530	LOW VOLT.SECURITY	528	07/27/2012
20100776	H/AC	2,500	05/11/2010
20062429	FENCE	2,430	11/01/2006
B9046	REPAIR/RRF	4,848	05/01/1995
5774	REMODEL	1,300	01/29/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2366/1669	6/08/2020	WD	Q	I	01	208,000
GRANTOR: RANDALL LEE						
GRANTEE: MERGENS ROBERT L JR						
1394/1430	3/09/2006	WD	Q	I		110,000
GRANTOR: HARDENBERGH DIANNE E						
GRANTEE: RANDALL LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S35 E3 S6 E22 N6 E3 N35 $.

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
1	000100	C	SFR	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	110,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS