

BLOCK 49 N1/2 OF LOT 6 (S-1)
IN OR 2109/482
ESMT OR 1440/1541

DRAY MARIE A TRUST/DRAY MARIE A TRUSTEE
119 S 10TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0049-0061



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	480	100	480	66,302
HXB	864	100	864	119,343
HXB	924	100	924	127,631
HXG	480	55	264	36,465
HXP	36	30	11	1,520
HXP	41	30	12	1,658
HXP	60	30	18	2,486
HXU	593	55	326	45,030

TOTALS	3,478		2,899	400,434
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	1076	TRELLIS A	0	100	42	6	252.00	SF	22.50	22.50	100	2005	2005	3	40	2,268	
3	1242	WD DECK A	0	100	11	6	66.00	SF	10.00	10.00	100	2005	2005	3	24	158	
4	1241	WD DECK G	0	100	10	4	40.00	UT	11.50	11.50	100	2005	2005	3	40	184	
5	0855	CONC PAVER	0	100	0	0	454.00	SF	10.00	10.00	100	2005	2005	3	86	3,904	
6	0855	CONC PAVER	0	100	30	4	120.00	SF	10.00	10.00	100	2005	2005	3	86	1,032	
7	0855	CONC PAVER	0	100	0	0	1,413.00	SF	7.00	7.00	100	2006	2006	3	87	8,605	
8	0855	CONC PAVER	0	100	0	0	775.00	SF	7.00	7.00	100	2006	2006	3	87	4,720	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,899	120.7712	150.96	437,633	2005	2005	0	0	0	8.50	91.50	
1 SNGL FAM - 83.44% - 2018													
Heated Area: 2268													
HX Base Yr 2018													

119 S 10TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	04/30/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115
2	1076	TRELLIS A	0	100	42	6	252.00	SF	22.50	22.50	100	2005	2005	3	40	2,268
3	1242	WD DECK A	0	100	11	6	66.00	SF	10.00	10.00	100	2005	2005	3	24	158
4	1241	WD DECK G	0	100	10	4	40.00	UT	11.50	11.50	100	2005	2005	3	40	184
5	0855	CONC PAVER	0	100	0	0	454.00	SF	10.00	10.00	100	2005	2005	3	86	3,904
6	0855	CONC PAVER	0	100	30	4	120.00	SF	10.00	10.00	100	2005	2005	3	86	1,032
7	0855	CONC PAVER	0	100	0	0	1,413.00	SF	7.00	7.00	100	2006	2006	3	87	8,605
8	0855	CONC PAVER	0	100	0	0	775.00	SF	7.00	7.00	100	2006	2006	3	87	4,720

TOTAL OB/XF													23,986	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
MU-8	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	2			

NASSAU COUNTY PROPERTY														PAGE 1 of 1										2
VALUATION SUMMARY														STANDARD										
VALUATION BY														Tax Group: 2										
BUILDING MARKET VALUE														Tax Dist:										
TOTAL MARKET OB/XF VALUE														400,434										
TOTAL LAND VALUE - MARKET														23,986										
TOTAL MARKET VALUE														200,000										
SOH/AGL Deduction														290,580										
ASSESSED VALUE														333,840										
TOTAL EXEMPTION VALUE														50,000										
BASE TAXABLE VALUE														283,840										
TOTAL JUST VALUE														624,420										
NCON VALUE														0										
INCOME VALUE																								
PREVIOUS YEAR MKT VALUE														582,010										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081257	H/AC	10,000	08/06/2008
20060477	XFOB	2,300	03/07/2006
20060478	DEMOLITION	0	03/07/2006
20052872	REMODEL	12,000	10/18/2005
20051884	NEW CONSTR	200,000	06/02/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2109/0482	3/27/2017	WD	Q	I	01	439,700	
GRANTOR: HENRY RICHARD J & JUN							
GRANTEE: MARIE A DRAY TRUST							
1666/1414	2/24/2010	QC	U	I	11	100	
GRANTOR: HENRY RICHARD J & JUN							
GRANTEE: HENRY RICHARD J & J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
HXB=[YR=2005] W30 S28 HXP=[YR=2005] S4 E9 N4 W9 \$ E9 S4 E21 N32 \$ PTR= E10 HXU=[YR=2005] E13 N5 E12 S5 E5 S8 W5 S19 W12 N14 W13 N13 \$ W10 \$ PTR= N10 APT=[YR=2005] N20 W24 S20 E24 \$ S10 \$ PTR= W40 HXP=[YR=2005] W10 HXB=[YR=2005] W20 S28 HXP=[YR=2005] S4 E4 S1 E5 N5 W9 \$ E9 S4 E21 N26 W10 N6 \$ S6 E10 N6 \$ E40 \$ PTR= S40 HXG=[YR=2005] S20 W24 N20 E24 \$ N40 \$.									