



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	1005.00	

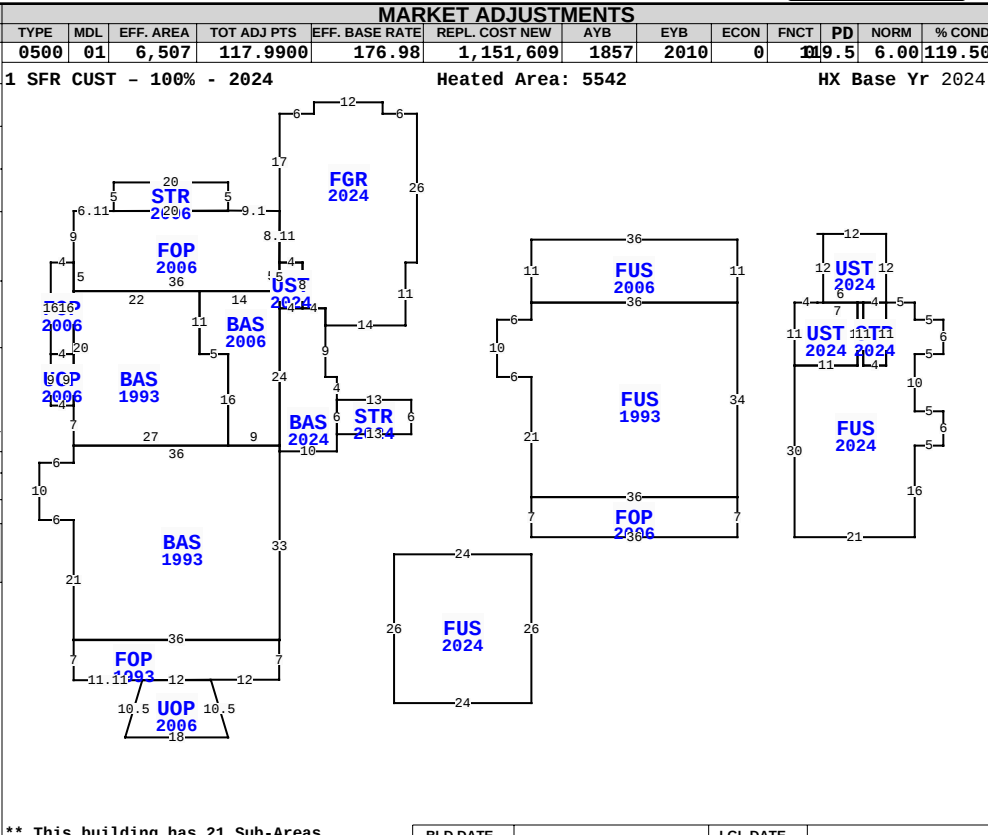
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	674	100	674	142,546
BAS	1,284	100	1,284	271,554
BAS	298	100	298	63,024
BAS	226	100	226	47,796
FGR	834	55	459	97,075
FOP	248	30	74	15,651
FOP	64	30	19	4,019
FOP	252	30	76	16,073
FOP	505	30	152	32,147
FUS	1,284	100	1,284	271,554
TOTALS	8,136		6,507	1,376,173

EXTRA FEATURES

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	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2006	2006	3	90	1,800
2	0825	BRICK	0	100	0	0		95.00	SF 12.50	12.50	100	2006	2006	3	96	1,140
5	0410	ELEVATOR	0	100	0	0		1.00	UT 10,000.00	10,000.00	100	2006	2006	3	100	10,000
6	0825	BRICK	0	100	0	0		570.00	SF 12.50	12.50	100	2024	2023		100	7,125
7	0825	BRICK	0	100	0	0		138.00	SF 12.50	12.50	100	2024	2023		100	1,725
8	0825	BRICK	0	100	0	0		430.00	SF 12.50	12.50	100	2024	2023		100	5,375
9	0462	ST/AL FNC	0	100	0	0		816.00	SF 10.00	10.00	100	2024	2023		100	8,160
10	0463	FENCE GATE	0	100	0	0		2.00	UT 300.00	300.00	100	2024	2023		100	600
11	0861	POOL GUNIT	0	100	0	0		591.00	SF 85.00	85.00	100	2024	2023		100	50,235
12	0857	SANDSTONE/	0	100	0	0		1,301.00	SF 16.00	16.00	100	2024	2023		100	20,816

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	C-3	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	30.00	30.00	300,000							
2	000100	C	SFR	100	0003	C-3	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	30.00	30.00	300,000							



** This building has 21 Sub-Areas
103 S 10TH ST, FERNANDINA BEACH

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

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
95.00	SF	12.50	12.50	100	2006	2006	3	96	1,140	
1.00	UT	10,000.00	10,000.00	100	2006	2006	3	100	10,000	
570.00	SF	12.50	12.50	100	2024	2023		100	7,125	
138.00	SF	12.50	12.50	100	2024	2023		100	1,725	
430.00	SF	12.50	12.50	100	2024	2023		100	5,375	
816.00	SF	10.00	10.00	100	2024	2023		100	8,160	
2.00	UT	300.00	300.00	100	2024	2023		100	600	
591.00	SF	85.00	85.00	100	2024	2023		100	50,235	
1,301.00	SF	16.00	16.00	100	2024	2023		100	20,816	

NASSAU COUNTY PROPERTY																PAGE 1 of 1	2
VALUATION SUMMARY																STANDARD	
VALUATION BY				Tax Group: 2												Tax Dist:	
BUILDING MARKET VALUE																1,376,173	
TOTAL MARKET OB/XF VALUE																106,976	
TOTAL LAND VALUE - MARKET																600,000	
TOTAL MARKET VALUE																2,083,149	
SOH/AGL Deduction																0	
ASSESSED VALUE																2,083,149	
TOTAL EXEMPTION VALUE				HX HB												50,000	
BASE TAXABLE VALUE																2,033,149	
TOTAL JUST VALUE																2,083,149	
NCON VALUE																604,468	
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE																1,435,567	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0126	P-595 DCK- 1370		03/29/2023
2022-2726	FGR APARTMENT		02/14/2023
20222482	REMODEL	375,000	09/06/2022
20174044	REPFIREDMG	150,000	12/27/2017
20122045	FRONT PORCH REPAI	25,875	10/03/2012
20053099	H/AC	23,000	12/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2569/1082	6/10/2022	WD	Q	V	03	412,000	
GRANTOR: DAVIS-TAYLOR CECILIA							
GRANTEE: BANKS MARVIN R JR &							
2567/0837	6/03/2022	WD	Q	I	03	1,495,000	
GRANTOR: JOHNSON BROOKE ASHLEY							
GRANTEE: BANKS MARVIN R JR &							

BUILDING NOTES

BUILDING DIMENSIONS															
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BAS=[YR=1993;ORIG=-36,41] S3 W6 S10 E6 S21 E36 N33 N1 W36 \$
FUS=[YR=1993;ORIG=38,19] E6 N3 E36 S34 W36 N21 W6 N10 \$
FGR=[YR=2024;ORIG=0,9] E4 S8 E4 S3 E14 N11 E2 N26 W6 N2 W12 S2 W6 S17 S9 \$
FUS=[YR=2024;ORIG=101,27] W11 S30 E21 N16 E5 N6 W5 N10 E5 N6 W5 N3 W5 S11 W4 N11 W1 S11 \$
BAS=[YR=1993;ORIG=-36,34] S7 E27 N16 W5 N11 W22 S20 \$
FOP=[YR=2006;ORIG=0,0] U0.1L9.1 D0.1L20 W6.11 S9 S5 E36 U5.1L0.1 U8.11R0.1 \$
FUS=[YR=2006;ORIG=44,16] N11 E36 S11 W36 \$
BAS=[YR=2006;ORIG=0,17] N3 W14 S11 E5 S16 E9 N24 \$
FOP=[YR=2006;ORIG=80,50] S7 W36 N7 E36 \$