

BLOCK 50 LOT 5
IN OR 1624/123
CITY OF FDNA BEACH

CHRISTIANSON RONALDO D
31 S 10TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0050-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	18	SLATE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	5 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1005.00
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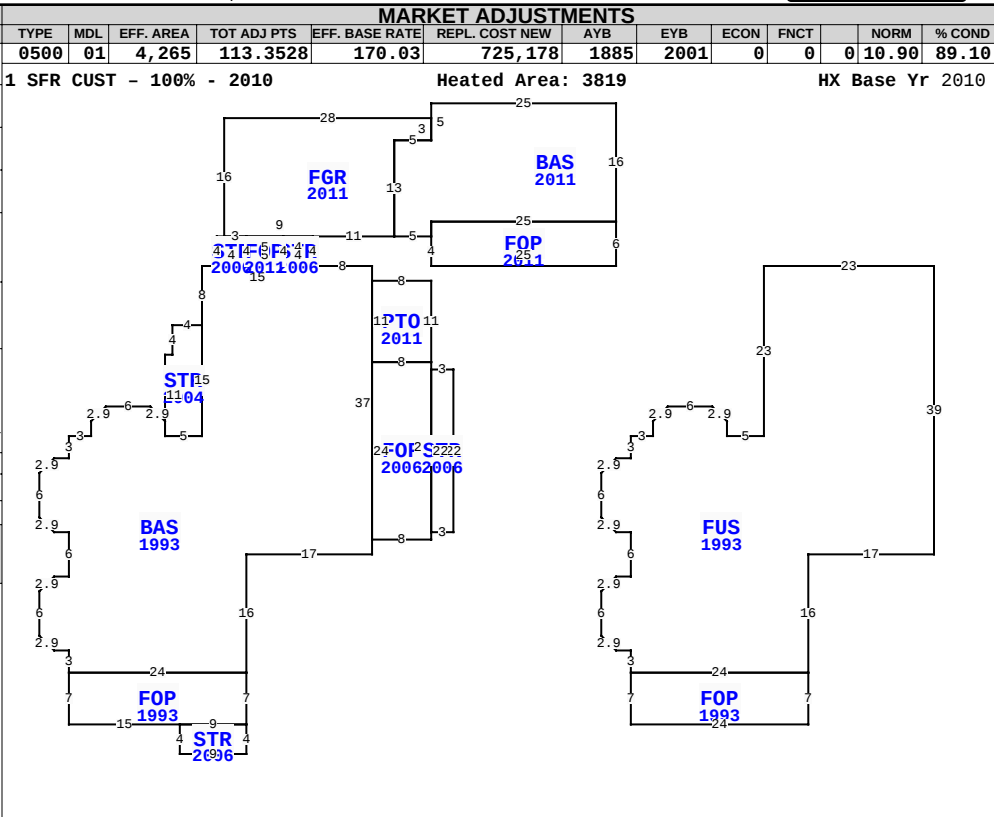
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,677	100	1,677	254,060
BAS	465	100	465	70,446
FGR	383	55	211	31,966
FOP	168	30	50	7,575
FOP	168	30	50	7,575
FOP	192	30	58	8,787
FOP	20	30	6	909
FOP	150	30	45	6,817
FUS	1,677	100	1,677	254,060
PTO	88	5	4	606
TOTALS	5,193		4,265	646,134

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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		2.00	UT 2,000.00	2,000.00	100	1900	1900	3	20	800
2	0504	FP-ELECTRI	0	100	0	0		2.00	UT 2,000.00	2,000.00	100	1900	1900	3	20	800
3	0825	BRICK	0	100	12	9		108.00	SF 12.50	12.50	100	2004	2004	3	96	1,296
4	0825	BRICK	0	100	0	0		330.00	SF 12.50	12.50	100	2004	2004	3	96	3,960
5	1127	BRICK 8"	0	100	37	6		222.00	SF 11.00	11.00	100	2004	2004	3	96	2,344
6	0461	IRON FENCE	0	100	160	3		480.00	SF 8.50	8.50	100	2004	2004	3	88	3,590
7	0461	IRON FENCE	0	100	68	5		340.00	SF 8.50	8.50	100	2004	2004	3	88	2,543
8	1128	BRICK 12"	0	100	67	3		201.00	SF 14.00	14.00	100	2004	2004	3	96	2,701
9	1242	WD DECK A	0	100	10	4		40.00	SF 10.00	10.00	100	2004	2004	3	22	88
10	0861	POOL GUNIT	0	100	0	0		490.00	SF 85.00	85.00	100	2006	2006	3	44	18,326

LAND DESCRIPTION		
L N	USE CODE	CLS

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	C-3	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	35.00	35.00	350,000							



** This building has 15 Sub-Areas

31 S 10TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY				PAGE 1 of 2		2
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 2			Tax Dist:			
BUILDING MARKET VALUE						646,134
TOTAL MARKET OB/XF VALUE						60,758
TOTAL LAND VALUE - MARKET						350,000
TOTAL MARKET VALUE						1,056,892
SOH/AGL Deduction						408,076
ASSESSED VALUE						648,816
TOTAL EXEMPTION VALUE			HX HB VX			55,000
BASE TAXABLE VALUE						593,816
TOTAL JUST VALUE						1,056,892
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						1,030,614

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