



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	983	100	983	91,021
DCK	96	10	10	926
FUS	983	100	983	91,021
UOP	45	20	9	833
UOP	96	20	19	1,759
TOTALS	2,203		2,004	185,560

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
1	0835	QUARY TILE	0	0	11	4	44.00	SF	10.00	10.00	100	1999	1999	3
2	0825	BRICK	0	0	0	0	1,000.00	SF	12.50	12.50	100	2000	2000	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	0	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	2,004	115.3460	109.58	219,598	1900	1990		0	0	15.50	84.50		
1 SINGLE FAM - 0% - 0 Heated Area: 1966 HX Base Yr														

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			185,560
TOTAL MARKET OB/XF VALUE			12,089
TOTAL LAND VALUE - MARKET			400,000
TOTAL MARKET VALUE			597,649
SOH/AGL Deduction			238,847
ASSESSED VALUE			358,802
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			358,802
TOTAL JUST VALUE			597,649
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			538,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2271/1942	4/26/2019	WD	Q	I	01	295,000	
GRANTOR: SHERLOCK ALAN & DAVID							
GRANTEE: HENGLER SHAWN C & K							
2271/1938	4/23/2019	QC	U	I	11	100	
GRANTOR: CATS ANGELS INC SPCA							
GRANTEE: SHERLOCK ALAN & DAV							

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS=[YR=1993] W12 DCK=[YR=1994] N8 W12 S8 E12\$ W20 S3 W3 S9 E3 S4 W3 S9 E3 S3 D3 R2 E9 U3 R2 E1 UOP=[YR=1993] S5 E9 N5 W9\$ E18 N28\$ PTR=E20S3 FUS=[YR=1993] E3 N3 E8 UOP=[YR=2007] N8 E12 S8 W12\$ E24 S28 W19 L2 D3 W9 U3 L2 N3 W3 N9 E3 N4 W3 N9\$N3 W20\$.														