

BLOCK 53 N1/2 OF LOT 3
IN OR 2324/1918
CITY OF FDNA BEACH

THE HIERLOOM YARD LLC
20 S 10TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0053-0031



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	4	100
Frame	02	WOOD FRAME 100
Story Height	8	100
RMS	1	100
Stories	2.	2. 100
Units	0	100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	3000	FLORIST/GREENHOUSE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	64	100	64	9,336
BAS	624	100	624	91,027
CAN	18	30	5	730
SFB	560	80	448	65,353
STR	117	10	12	1,750
TOTALS	1,383		1,153	168,196

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	0855	CONC PAVR	0	0	0	0		1,246.00	SF 10.00	100	2020	2020	3	99	12,335	
2	0446	BOX FNC 6'	0	0	0	0		162.00	LF 20.00	100	2020	2020	3	90	2,916	
3	0479	VF PICKET	0	0	0	0		80.00	LF 5.00	100	2020	2020	3	96	384	
4	0463	FENCE GATE	0	0	0	0		2.00	UT 225.00	100	2020	2020	3	96	432	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	003000	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1701	04	1,153	103.9500	147.35	169,895	2020	2020	0	0	1.00	99.00		
1 OFFICE 1&2 - 0% - 0													
Heated Area: 1136													
HX Base Yr													
20 S 10TH ST, FERNANDINA BEACH													
BLD DATE 04/27/2021 KK LGL DATE 04/27/2021 KK LAND DATE 04/27/2021 KK AG DATE 04/27/2021 KK													

TOTAL OB/XF													
16,067													

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16,067													

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	168,196		
TOTAL MARKET OB/XF VALUE	16,067		
TOTAL LAND VALUE - MARKET	125,000		
TOTAL MARKET VALUE	309,263		
SOH/AGL Deduction	0		
ASSESSED VALUE	309,263		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	309,263		
TOTAL JUST VALUE	309,263		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	309,673		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200025	NEW CONSTR	119,521	05/14/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2324/1918	12/12/2019	WD U	I	I	11	100
GRANTOR: MYERS MICHAEL & CHRIS						
GRANTEE: THE HIERLOOM YARD L						
2319/0288	11/15/2019	WD Q	I	I	02	159,000
GRANTOR: ALVAREZ ALEXA K REVOC						
GRANTEE: MYERS MICHAEL & CHR						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2020] W8 SFB=[YR=2020] W16 S19 CAN=[YR=2020] W3 S6 E3 N6\$ S7 E24 N18 W8 N8\$ S8 E8 N8\$ PTR= E20 BAS=[YR=2020] E24 S26 W24 N7 STR=[YR=2020] W5 N2 W4 N13 E8 S10 E1 S5\$ N19\$ W20\$.		