BLOCK 54 N65 FT OF LOT 2
IN OR 2399/388
CITY OF FDNA BEACH

PEARSON DEAN
PO BOX 112
FERNANDINA BEACH, FL 32035

2024

00-00-31-1800-0054-0021

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	06	Quality Level 06

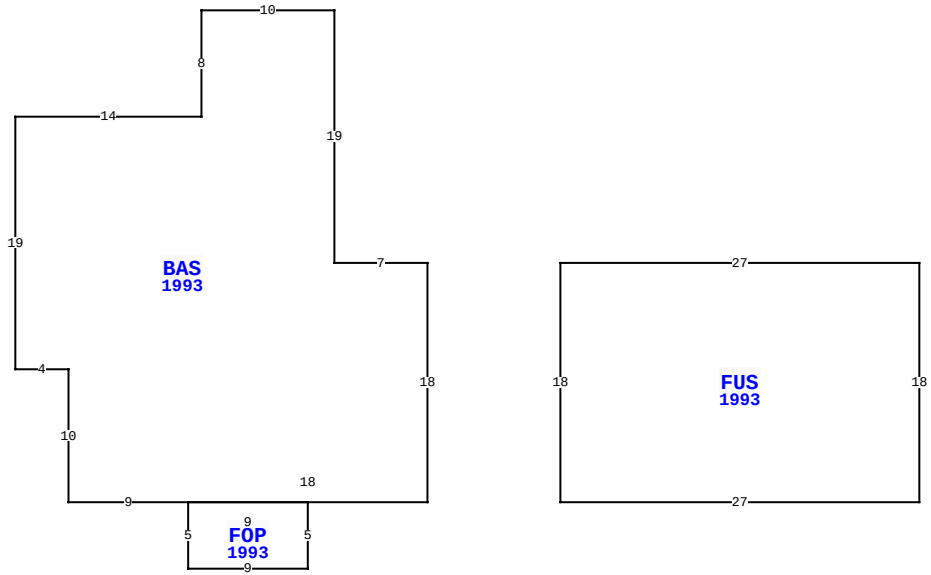
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	862	100	862	145,477
FOP	45	30	14	2,363
FUS	486	100	486	82,021
TOTALS	1,393		1,362	229,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,362	126.7760	190.16	258,998	1883	2008	0	0	0	11.25	88.75

1 SFR CUST – 100% - 2021 Heated Area: 1348 HX Base Yr 2021



112 S 10TH ST, FERNANDINA BEACH

BLD DATE	08/11/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		229,861
TOTAL MARKET OB/XF VALUE		6,839
TOTAL LAND VALUE - MARKET		162,500
TOTAL MARKET VALUE		399,200
SOH/AGL Deduction		40,561
ASSESSED VALUE		358,639
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		308,639
TOTAL JUST VALUE		399,200
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140554	ROOF	4,000	03/21/2014
7332	REPAIR/RRF	1,900	09/23/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2399/0388	10/09/2020	WD	Q	I	01	426,000
GRANTOR: JACOBY DAVID S & CYNT						
GRANTEE: PEARSON DEAN						
2146/0039	9/15/2017	WD	Q	I	01	360,000
GRANTOR: TOMASCIK ROBERT						
GRANTEE: JACOBY DAVID S & CY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7N19 W10 S8 W14 S19 E4 S10 E9 FOP=[YR=1993] S5 E9 N5 W9$ E18 N18$ PTR=E10 FUS=[YR=1993] E27 S18 W27 N18$ W10$.

EXTRA FEATURES

LN	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	0350	CARPORT WD	0	100	10	18	180.00	SF	8.58	8.58	100	1990	1990	3	20	309	
2	0825	BRICK	0	100	10	18	180.00	SF	12.50	12.50	100	1990	1990	3	86	1,935	
3	0510	GARAGE WD-	0	100	17	19	323.00	SF	35.00	35.00	100	1960	1960	3	20	2,261	
4	0510	GARAGE WD-	0	100	27	10	270.00	SF	35.00	35.00	100	1970	1970	3	20	1,890	
5	0819	CONC 12"	0	100	8	5	40.00	SF	10.93	10.93	100	1980	1980	3	32.5	142	
6	0825	BRICK	0	100	4	9	36.00	SF	12.50	12.50	100	1960	1960	3	38.2	172	
7	0810	CONCRETE A	0	100	0	0	100.00	SF	6.50	6.50	100	1940	1940	3	20	130	

LAND DESCRIPTION

TOTAL OB/XF 6,839

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0006	C-3	65.00	100.00	6,500.00	FF		1.00	1.00	1.00	25.00	25.00	162,500							

REVIEW DATE 05/21/2019 BY DJA Total Acres: 0.00 Total Land Value: 162,500 Market: 0 Agricultural: 0 Common: 162,500 PRINTED 08/06/2024 BY SYS