

CHILDERS STEVEN ERIC
214 S 10TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0055-0022



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																				
Exterior Wall	15	CONC BLOCK 80								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY					STANDARD													
Exterior Wall	04	SINGLE SID 20								0100	01	1,546	92.6364	88.00	136,048	1935	1980	0	0	0	23.00	77.00	Tax Group: 2					Tax Dist:												
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2007										Heated Area: 1470										HX Base Yr 2007										
Roof Cover	12	MODULAR MT 100								30 15 3 30 30 21 6 21 46 BAS 1993 UEP 1993										BUILDING MARKET VALUE										104,757										
Interior Wall	04	PLYWOOD 100																		TOTAL MARKET OB/XF VALUE										0										
Interior Floo	08	SHT VINYL 100																		TOTAL LAND VALUE - MARKET										110,000										
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE										214,757										
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction										142,465										
Bedrooms		3 100																		ASSESSED VALUE										72,292										
Bathrooms		1 100																		TOTAL EXEMPTION VALUE										HX HB 47,292										
Frame	03	MASONRY 100																		BASE TAXABLE VALUE										25,000										
Stories	1.	1. 100																		TOTAL JUST VALUE										214,757										
Units		0 100																		NCON VALUE										0										
BUD8 Adjustme	02	DIST FB 100																		INCOME VALUE																				
Occupancy	00	NONE 100																		PREVIOUS YEAR MKT VALUE										200,166										
Quality																				02	Quality Level 02																			
DOR CODE																				0100	SINGLE FAMILY																			
MAP NUM																				MKT AREA					01															
NEIGHBORHOOD/LOC										1009.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	1,470	100	1,470	99,607																																				
UEP	126	60	76	5,150																																				
TOTALS										1,596		1,546	104,757	214 S 10TH ST, FERNANDINA BEACH										BLD DATE				LGL DATE		03/18/2024		MLU								
EXTRA FEATURES																				XF DATE				LAND DATE				AG DATE												
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																									
LAND DESCRIPTION										TOTAL OB/XF										0																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPFH 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	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	110,000																							
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS																																								