BLOCK 55 LOT N1/2 OF 4
OR 84/122 L/E IN OR 660/1187
CITY OF FDNA BEACH

ARLINE GENEVA L/E/FELIX B JONES
228 S 10TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0055-0041

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

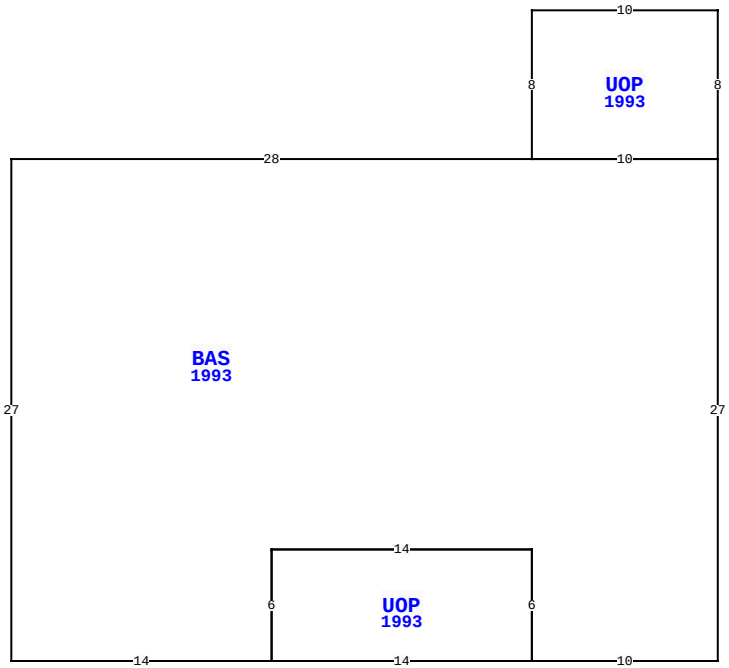
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	942	100	942	72,328
UOP	80	20	16	1,228
UOP	84	20	17	1,306
TOTALS	1,106		975	74,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	975	117.9900	112.09	109,288	1960	1980	0	0	0	31.50	68.50

1 SINGLE FAM – 100% - 2006 Heated Area: 942 HX Base Yr 2006



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

228 S 10TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		74,862
TOTAL MARKET OB/XF VALUE		992
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		185,854
SOH/AGL Deduction		128,600
ASSESSED VALUE		57,254
TOTAL EXEMPTION VALUE	HX HB BX	37,254
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		185,854
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984589	REPAIR/RRF	6,500	11/30/1998
4975	REPAIR/RRF	500	08/18/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0660/1187	6/09/1992	WD	U	I	18	100

GRANTOR: ARLINE GENEVA

GRANTEE: ARLINE GENEVA L/E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S27 E14 UOP=[YR=1993] E14 N6 W14 S6$ N6 E14 S6 E10 N27 UOP=[YR=1993] N8 W10 S8 E10$ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1960	1960	3	22	770	
2	0810	CONCRETE A	0	100	19	9	171.00	SF	6.50	6.50	100	1967	1967	3	20	222	

LAND DESCRIPTION

TOTAL OB/XF 992

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	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