BLOCK 79 N1/2 OF LOT 6
IN OR 1457/1795
CITY OF FDNA BEACH

FLOYD CHARLES E
123 N 10TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0079-0061

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

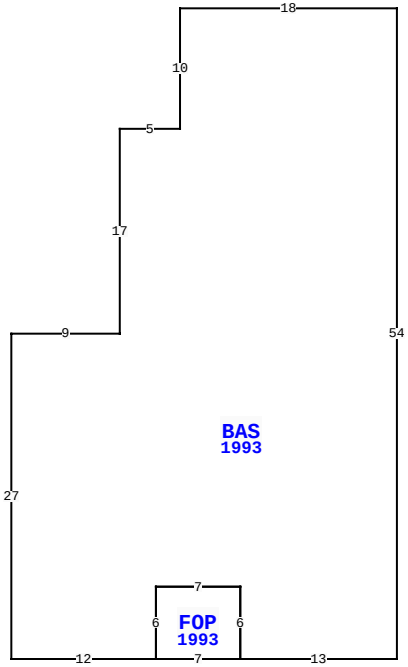
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,393	100	1,393	130,324
FOP	42	30	13	1,217
TOTALS	1,435		1,406	131,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,406	110.6560	105.12	147,799	1920	2000	0	0	0	11.00	89.00

1 SINGLE FAM – 100% - 2007 Heated Area: 1393 HX Base Yr 2007



123 N 10TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		131,541
TOTAL MARKET OB/XF VALUE		5,739
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		337,280
SOH/AGL Deduction		249,155
ASSESSED VALUE		88,125
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		38,125
TOTAL JUST VALUE		337,280
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B969897	REMODEL	1,000	06/26/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1457/1795	11/08/2006	WD	U	I	01	150,000
GRANTOR: FLOYD SERENA						
GRANTEE: FLOYD CHARLES E						
1327/0579	6/21/2005	WD	U	I	01	103,000
GRANTOR: FLOYD CHARLES E						
GRANTEE: FLOYD SERENA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] N54 W18 S10 W5 S17 W9 S27 E12 FOP=[YR=1993] E7 N6 W7 S6 $ N6 E7 S6E13$.

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	1242	WD DECK A	0	100	5	3	15.00	SF	10.00	10.00	100	2001	2001	3	20	30	
2	0810	CONCRETE A	0	100	0	0	700.00	SF	6.50	6.50	100	2007	2007	3	88	4,004	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2007	2007	3	31	1,339	
4	0810	CONCRETE A	0	100	8	8	64.00	SF	6.50	6.50	100	2007	2007	3	88	366	

LAND DESCRIPTION

TOTAL OB/XF 5,739

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	4,000.00	4,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS