BLOCK 130 S1/2 OF LOT 7
CITY OF FDNA BEACH
IN OR 2329/971

SUTTON MICHELLE
313 S 10TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0130-0072

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

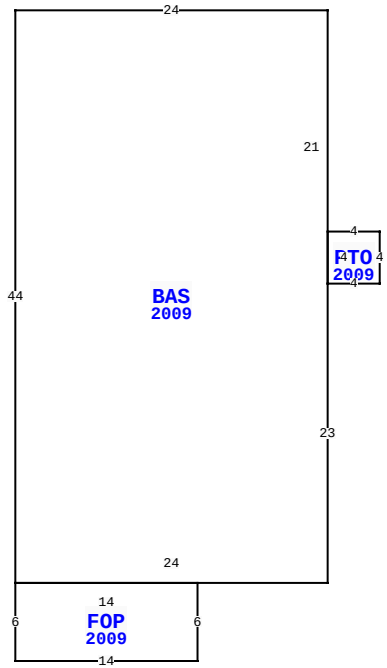
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
MKT AREA	01
NEIGHBORHOOD/LOC	1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	104,848
FOP	84	30	25	2,482
PTO	16	5	1	99
TOTALS	1,156		1,082	107,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,082	111.7770	106.19	114,898	2009	2009	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1056 HX Base Yr 2020



313 S 10TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		107,430
TOTAL MARKET OB/XF VALUE		960
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		218,390
SOH/AGL Deduction		78,189
ASSESSED VALUE		140,201
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		90,201
TOTAL JUST VALUE		218,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090439	H/AC	2,000	04/13/2009
20090306	NEW CONSTR	3,000	03/10/2009
20090309	NEW CONSTR	3,500	03/10/2009
20090266	NEW CONSTR	102,252	02/27/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2329/0971	12/30/2019	WD	U	I	17	195,000
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: SUTTON MICHELLE						
2221/1256	8/30/2018	WD	U	I	17	45,400
GRANTOR: RHEA MICHELE L PURVIS						
GRANTEE: NASSAU HABITAT FOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W24S44 FOP=[YR=2009] S6E14N6 W14$ E24 N23
PTO=[YR=2009] E4N4W4S4$ N21$.

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	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2009	2009	3	40	960	

LAND DESCRIPTION

TOTAL OB/XF 960

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