BLOCK 131 LOT 2
IN OR 551/1058 & OR 2065/1899
CITY OF FDNA BEACH

HILL HARRY/HILL DARLENE ET AL
310 S 10TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0131-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 60
Roof Cover	03	COMP SHNGL 40
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 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

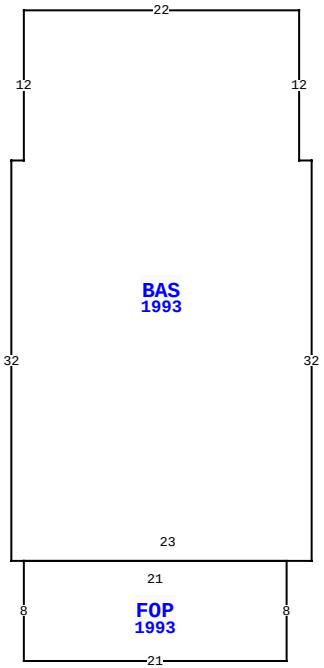
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,032	100	1,032	72,572
FOP	168	30	50	3,516
TOTALS	1,200		1,082	76,088

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	88.9200	84.47	91,397	1935	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 94% - 1995 Heated Area: 1032 HX Base Yr 1995



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

310 S 10TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		76,088
TOTAL MARKET OB/XF VALUE		528
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		296,616
SOH/AGL Deduction		225,130
ASSESSED VALUE		71,486
TOTAL EXEMPTION VALUE	HA HAB SX	60,490
BASE TAXABLE VALUE		10,996
TOTAL JUST VALUE		296,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2279	REMODEL	600	12/08/1988
5019	REPAIR/RRF	1,500	09/26/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2065/1899	8/12/2016	QC	U	I	11	100
GRANTOR: HILL JAMES						
GRANTEE: HILL HARRY J						
2034/1828	2/04/2016	QC	U	I	11	100
GRANTOR: OLIVER ALEXANDER J &						
GRANTEE: HILL HARRY J						

BUILDING NOTES

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	94	8	11	88.00	SF	30.00	30.00	100	1990	1990	3	20	528	

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N12 W22 S12 W1 S32 E1 FOP=[YR=1993] S8 E21 N8 W21 $ E23 N32 $.

LAND DESCRIPTION

TOTAL OB/XF 528

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	94	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	220,000							

REVIEW DATE 05/21/2019 BY DJA Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 08/06/2024 BY SYS