



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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	03	Quality Level 03
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	1,356	100	1,356	199,681
FOP	80	30	24	3,534
FOP	112	30	34	5,007
STP	9	10	1	148
STP	25	10	2	295
TOTALS	1,582		1,417	208,664

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	445.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-2	50.00	100.00	50.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,417	119.6000	149.50	211,842	2019	2019	0	0	0	1.50	98.50	
1 SNGL FAM - 100% - 2024 Heated Area: 1356 HX Base Yr 2024													

324 S 10TH ST, FERNANDINA BEACH	BLD DATE		LGL DATE	03/18/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		208,664	
TOTAL MARKET OB/XF VALUE		2,835	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		321,499	
SOH/AGL Deduction		0	
ASSESSED VALUE		321,499	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		271,499	
TOTAL JUST VALUE		321,499	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		302,094	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190073	NEW CONSTR	0	01/17/2019
20181874	DEMOLITION	12,000	06/01/2018
20070264	REPAIR/RRF	13,500	02/13/2007
6718	NEW CONSTR	60,000	09/04/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0619/0610	2/14/1991	QC	U	V	01
GRANTOR: SIBLEY LOUISE ET AL					
GRANTEE: WILLOCK RUBY LEE S					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FOP=[YR=2019] W7 STP=[YR=2019] N3W3S3E3\$ W3BAS=[YR=2019] W20 S53 E16 STP=[YR=2019] S2 E5 N5 FOP=[YR=2019] E9 N8 W14 S8 E5\$ W5 S3\$ N11 E14 N34 W10 N8\$ S8 E10 N8\$. E4\$ W4 S3\$ N11\$ PTR=E20 FUS199 3=E30 S26 L3 D3 W7 U3 L3 W 17 N26\$ W20\$.					