BLOCK 132 LOT 1
IN OR 1174/1289
CITY OF FDNA BEACH

MCDOWELL ELIZABETH S/SMITH EVANGELINE D ET AL
402 S 10TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0132-0010

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	02	WALL BD/WD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

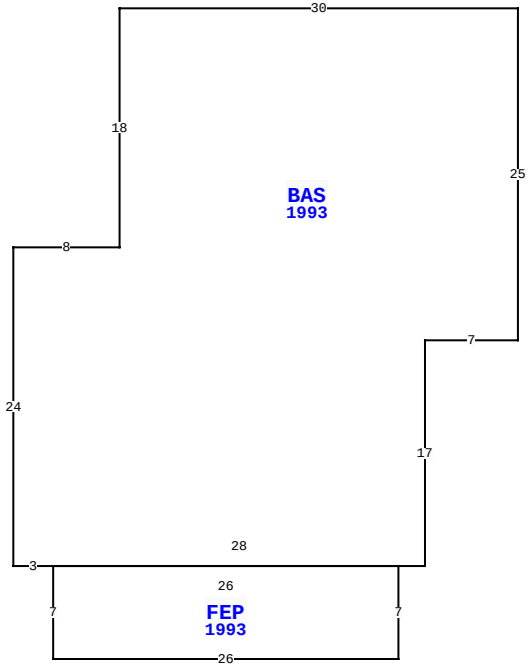
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,333	100	1,333	84,794
FEP	182	80	146	9,287
TOTALS	1,515		1,479	94,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,479	80.4270	76.41	113,010	1930	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 2004 Heated Area: 1333 HX Base Yr 2004



402 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		94,081
TOTAL MARKET OB/XF VALUE		47
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		314,128
SOH/AGL Deduction		239,273
ASSESSED VALUE		74,855
TOTAL EXEMPTION VALUE	HX HB	49,855
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		314,128
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032381	REPLACE SEWER LIN	1,000	01/22/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1174/1289	9/24/2003	QC	U	I	01	100
GRANTOR: SMITH EVANGELINE						
GRANTEE: SMITH EVANGELINE ET						
0890/1652	7/13/1999	WD	U	I	01	100
GRANTOR: STEWART JESTINE & EVA						
GRANTEE: STEWARD JESTINE & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S18 W8 S24 E3 FEP=[YR=1993] S7 E26 N7 W26 $ E28 N17 E7 N25 $.

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	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	1930	1930	3	20	47	

LAND DESCRIPTION

TOTAL OB/XF 47

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	100.00	100.00	100.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	220,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 08/06/2024 BY SYS