

ELEMENT

CD

CONSTRUCTION

Exterior Wall

10

ABOVE AVG 100

ELEMENT

CD

CONSTRUCTION

Roof Structur

03

GABLE/HIP 100

ELEMENT

CD

CONSTRUCTION

Roof Cover

03

COMP SHNGL 100

ELEMENT

CD

CONSTRUCTION

Interior Wall

05

DRYWALL 100

ELEMENT

CD

CONSTRUCTION

Interior Floo

13

LVT/LAMMT 100

ELEMENT

CD

CONSTRUCTION

Air Condition

03

CENTRAL 100

ELEMENT

CD

CONSTRUCTION

Heating Type

04

AIR DUCTED 100

ELEMENT

CD

CONSTRUCTION

Bedrooms

3

100

ELEMENT

CD

CONSTRUCTION

Bathrooms

2

100

ELEMENT

CD

CONSTRUCTION

Frame

02

WOOD FRAME 100

ELEMENT

CD

CONSTRUCTION

Stories

1.

1. 100

ELEMENT

CD

CONSTRUCTION

Units

0

100

ELEMENT

CD

CONSTRUCTION

Occupancy

00

NONE 100

Quality

05

Quality Level 05

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

1,170

100

1,170

148,078

FOP

60

30

18

2,278

TOTALS

1,230

1,188

150,356

EXTRA FEATURES

527 S 10TH ST, FERNANDINA BEACH

L

OB/XF

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

LAND DESCRIPTION

TOTAL OB/XF

0

L

USE

CLS

LAND USE DESCRIPTION

CAP

R

D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D

T

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

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

11/04/2019

BY

DJ

Total Acres: 0.00

Total Land Value: 110,000

Market: 0

Agricultural: 0

Common: 110,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,188

135.2560

128.49

152,646

2019

2019

0

0

0

1.50

98.50

1 SINGLE FAM - 100% - 2020

Heated Area: 1170

HX Base Yr 2020

30

30

39

22

10

10

6

6

BAS

2019

FOP

2019

NASSAU COUNTY PROPERTY

PAGE 1 of 1

2

VALUATION BY

STANDARD

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

150,356

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

110,000

TOTAL MARKET VALUE

260,356

SOH/AGL Deduction

87,446

ASSESSED VALUE

172,910

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

122,910

TOTAL JUST VALUE

260,356

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

243,569

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20182738

NEW CONSTR

140,116

08/06/2018

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2290/0755

7/02/2019

WD U

I

17

192,000

GRANTOR: NASSAU HABITAT FOR HU

GRANTEE: MCNEAL TARA

1688/0381

7/08/2010

WD U

V

12

10,000

GRANTOR: CBC NATIONAL BANK

GRANTEE: NASSAU HABITAT FOR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 S39 E8 FOP=[YR=2019] S6 E10 N6 W10\$ E22 N39\$.