BLOCK 146 S1/2 OF LOT 7
CITY OF FDNA BEACH

FUCCI JOSEPH S & JANEANN L
143 RHODES DRIVE
BEAVER FALLS, PA 15010

2024

00-00-31-1800-0146-0070

BUILDING CHARACTERISTICS

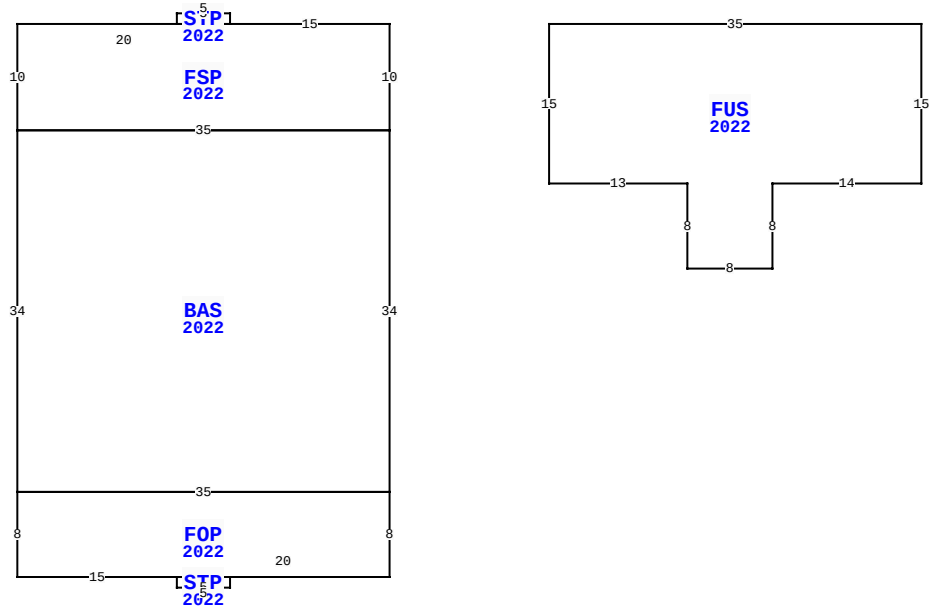
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,190	100	1,190	171,431
FOP	280	30	84	12,101
FSP	350	40	140	20,168
FUS	589	100	589	84,851
STP	5	10	0	0
STP	5	10	0	0
TOTALS	2,419		2,003	288,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,003	115.2480	144.06	288,552	2022	2022	0	0	0	0.00	100.00

2 SNGL FAM – 0% - 0 Heated Area: 1779 HX Base Yr



617 S 10TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	288,552
TOTAL MARKET OB/XF VALUE	10,624
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	409,176
SOH/AGL Deduction	16,023
ASSESSED VALUE	393,153
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	393,153
TOTAL JUST VALUE	409,176
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	384,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211233	NEW CONSTR	0	06/01/2021
20190004	DEMOLITION	0	01/31/2019
2002317	REPAIR/RRF	6,000	02/28/2000
4877	DEMOLITION	0	06/03/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2357/1963	4/22/2020	WD	Q	V	02	45,000
GRANTOR: PARKS DAVID C & DIANA						
GRANTEE: FUCCI JOSEPH S & JA						
2062/1292	7/29/2016	WD	Q	I	01	30,000
GRANTOR: NAGELLA MICHAEL						
GRANTEE: PARKS DAVID C & DIA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W15 STP=[YR=2022] N1 W5 S1 E5$ W20 S10 BAS=[YR=2022] S34 FOP=[YR=2022] S8 E15 STP=[YR=2022] S1 E5 N1 W5$ E20 N8 W35$ E35 N34 W35 $ E35 N10$ PTR=E15 FUS=[YR=2022] E35 S15 W14 S8 W8 N8 W13 N15$ W15$.

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	0811	CONCRETE B	0	0	0	0	951.00	SF	5.20	5.20	100	2022	2022	3	100	4,945	
2	0476	VF 6 SBPL	0	0	0	0	150.00	LF	32.00	32.00	100	2022	2022	3	99	4,752	
3	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	
4	0475	VF 4 SBPL	0	0	0	0	24.00	LF	14.00	14.00	100	2022	2022	3	99	333	

LAND DESCRIPTION

TOTAL OB/XF 10,624

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	0		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 05/11/2022 BY DJ Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS