BLOCK 146 N1/2 OF LOT 8
IN OR 2223/233
CITY OF FDNA BEACH

JAMESON TOM WADE/SCHINELLA PATRICK J
603 S 10TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0146-0081

NASSAU COUNTY PROPERTY

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	07	CORK/VTILE 100
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

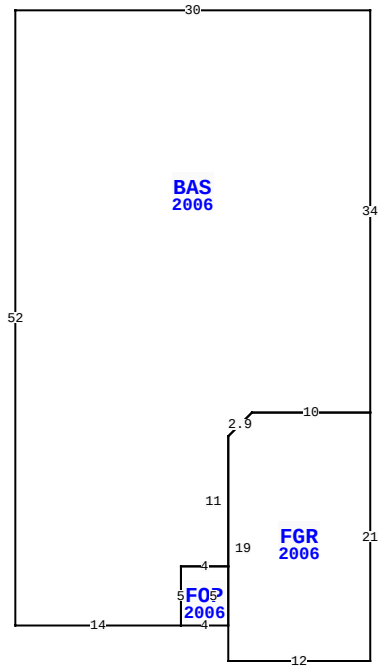
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,326	100	1,326	132,398
FGR	250	55	138	13,779
FOP	20	30	6	599
TOTALS	1,596		1,470	146,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,470	114.2400	108.53	159,539	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1326 HX Base Yr 2019



603 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		146,776
TOTAL MARKET OB/XF VALUE		7,454
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		264,230
SOH/AGL Deduction		99,374
ASSESSED VALUE		164,856
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		114,856
TOTAL JUST VALUE		264,230
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053203	H/AC	5,000	12/16/2005
20052887	OTHER	7,000	10/20/2005
20052731	NEW CONSTR	114,000	09/26/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2223/0233	9/12/2018	WD	Q	I	01	197,000
GRANTOR: ALLEN MARCIA J						
GRANTEE: JAMESON TOM WADE &						
1428/0148	7/14/2006	WD	Q	I		186,000
GRANTOR: E S BONEY & ASSOCIATE						
GRANTEE: ALLEN MARCIA J						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N21 BAS=[YR=2006] N34 W30 S52 E14 FOP=[YR=2006] E4 N5 W4 S5$N5 E4 N11 U2 R2 E10$W10 D2 L2 S19 E12$.

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	6	8	48.00	SF	6.50	6.50	100	2006	2006	3	87	271	
2	0810	CONCRETE A	0	100	55	8	440.00	SF	6.50	6.50	100	2006	2006	3	87	2,488	
3	0810	CONCRETE A	0	100	9	4	36.00	SF	6.50	6.50	100	2006	2006	3	87	204	
4	0479	VF PICKET	0	100	0	0	157.00	LF	10.00	10.00	100	2009	2009	3	76	1,193	
5	0476	VF 6 SBPL	0	100	0	0	125.00	LF	32.00	32.00	100	2006	2006	3	69	2,760	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2006	2006	3	69	207	
7	0476	VF 6 SBPL	0	100	0	0	30.00	LF	16.00	16.00	100	2006	2006	3	69	331	

LAND DESCRIPTION

TOTAL OB/XF 7,454

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		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 05/17/2019 BY DJA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS