BLOCK 155 LOTS 23 & 24
IN OR 1456/1553
CITY OF FDNA BEACH

WENDT LINDA
721 S 10TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0155-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

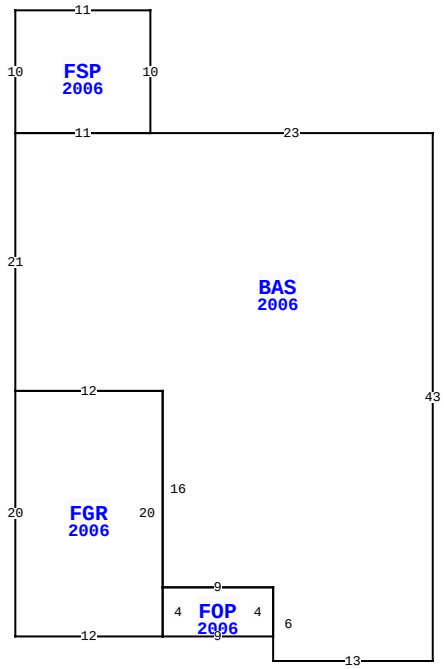
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,144	100	1,144	110,984
FGR	240	55	132	12,805
FOP	36	30	11	1,067
FSP	110	40	44	4,269
TOTALS	1,530		1,331	129,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,331	111.0000	105.45	140,354	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2007 Heated Area: 1144 HX Base Yr 2007



721 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		129,126
TOTAL MARKET OB/XF VALUE		3,292
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		242,418
SOH/AGL Deduction		144,624
ASSESSED VALUE		97,794
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		47,794
TOTAL JUST VALUE		242,418
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070149	XFOB	2,272	01/30/2007
20061118	H/AC	4,000	05/19/2006
20061033	NEW CONSTR	3,500	05/15/2006
20060838	TEMP POLE	150	04/24/2006
20060697	NEW CONSTR	5,800	04/04/2006
20060159	NEW CONSTR	75,000	01/21/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1553	11/03/2006	WD	Q	I		175,000
GRANTOR: E S BONEY & ASSOCIATE						
GRANTEE: WENDT WILLIAM C & L						
2357/1784	10/11/2005	WD	U	V		49,900
GRANTOR: CASERTA JAMES/SPECIAL						
GRANTEE: E S BONEY & ASSOCIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N43 W23 FSP=[YR=2006] N10 W11 S10 E11$ W11 S21 FGR=[YR=2006] S20 E12 FOP=[YR=2006] E9 N4 W9 S4$ N20 W12 $ E12 S16 E9 S6 E13$.

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	54	10	540.00	SF	6.50	6.50	100	2006	2006	3	87	3,054	
2	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	2006	2006	3	87	238	

LAND DESCRIPTION

TOTAL OB/XF 3,292

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