BLOCK 155 LOTS 28 29 & 30
CITY OF FDNA BEACH

SESSIONS LETONY G
705 S 10TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0155-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

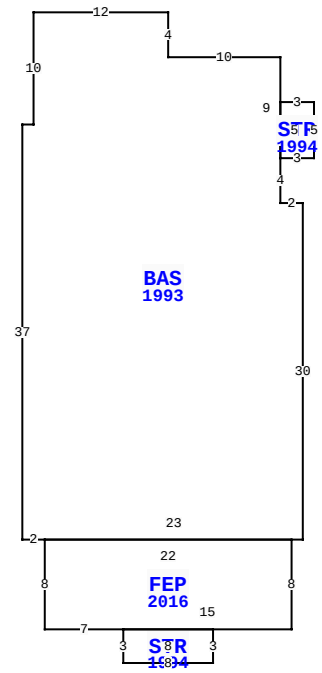
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,091	100	1,091	87,072
FEP	176	80	141	11,253
STR	15	10	2	160
STR	24	10	2	160
TOTALS	1,306		1,236	98,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,236	103.7210	98.53	121,783	1945	1985	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2012 Heated Area: 1091 HX Base Yr 2012



705 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		98,644
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		263,644
SOH/AGL Deduction		194,764
ASSESSED VALUE		68,880
TOTAL EXEMPTION VALUE	HX HB	43,880
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		263,644
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6384	RE-ROOF	3,600	02/22/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1994/0552	7/11/2015	QC	U	V	11	5,300
GRANTOR: MEGER BRUCE E & CHARL						
GRANTEE: SESSIONS LETONY A						
1771/0854	12/30/2011	QC	U	I	11	100
GRANTOR: SESSIONS BEN D						
GRANTEE: SESSIONS LETONY G &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N4 STR=[YR=1994] E3N5W3S5 $ N9W10N4W12S10W1 S37E2 FEP=[YR=2016] S3E8N3W8$ E15N8W22$ E23N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	75.00	100.00	75.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	165,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS