BLOCK 156 LOT 14
IN OR 1813/629
CITY OF FDNA BEACH

MARTIN JAMES S
730 S 10TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0156-0140

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	08	SHT VINYL 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

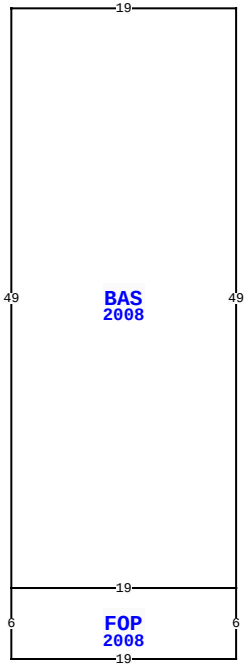
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	931	100	931	92,124
FOP	114	30	34	3,365
TOTALS	1,045		965	95,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	965	112.0000	106.40	102,676	2008	2008	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2020 Heated Area: 931 HX Base Yr 2020



730 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		95,489
TOTAL MARKET OB/XF VALUE		94
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		150,583
SOH/AGL Deduction		47,599
ASSESSED VALUE		102,984
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		52,984
TOTAL JUST VALUE		150,583
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080493	NEW CONSTR	3,500	03/26/2008
20080381	NEW CONSTR	1,500	03/12/2008
20080371	H/AC	3,500	03/10/2008
20080141	NEW CONSTR	94,000	01/30/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1813/0629	9/04/2012	WD	U	I	12	50,000
GRANTOR: CITIZENS STATE BANK						
GRANTEE: MARTIN JAMES S						
1688/1201	6/28/2010	WD	U	I	12	693,600
GRANTOR: E S BONEY & ASSOCIATE						
GRANTEE: CITIZENS STATE BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W19S49 FOP=[YR=2008] S6E19N6 W19$ E19N49$.

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	1243	WD DECK F	0	100	6	14	84.00	SF	3.20	3.20	100	2008	2008	3	35	94	

LAND DESCRIPTION

TOTAL OB/XF 94

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	25.00	100.00	25.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS