BLOCK 168 LOTS 17 18 & 19
IN OR 2539/1385
CITY OF FDNA BEACH

RESICAP FLORIDA OWNER II LLC
3630 PEACHTREE RD NE STE 1500
ATLANTA, GA 30326

2024

00-00-31-1800-0168-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

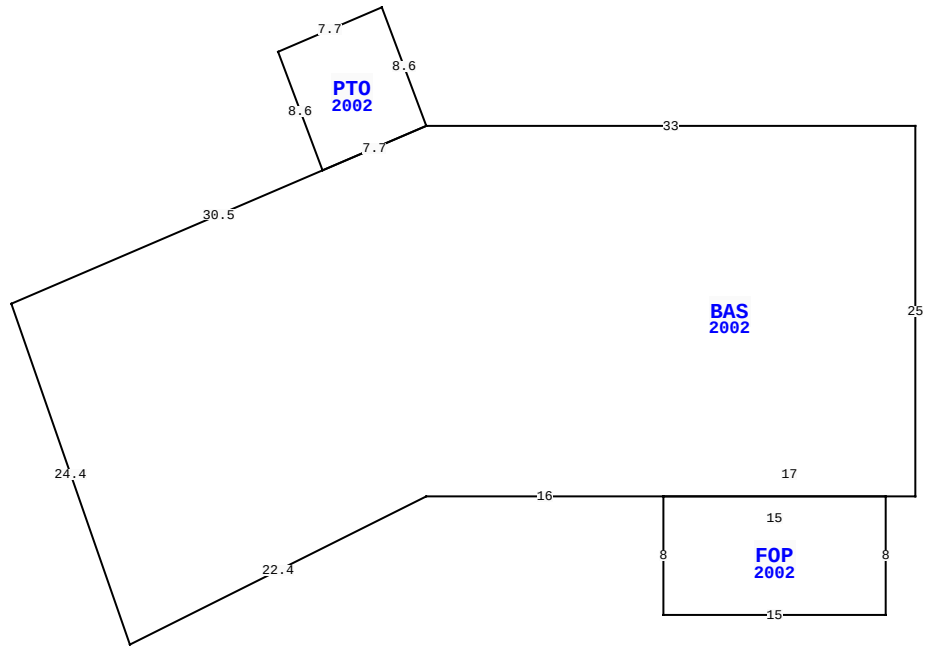
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,445	100	1,445	137,358
FOP	120	30	36	3,422
PTO	65	5	3	286
TOTALS	1,630		1,484	141,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,484	111.8000	106.21	157,616	2002	2002	0	0	0	10.50	89.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1445 HX Base Yr



931 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	141,066
TOTAL MARKET OB/XF VALUE	4,371
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	310,437
SOH/AGL Deduction	0
ASSESSED VALUE	310,437
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	310,437
TOTAL JUST VALUE	310,437
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0220212	NEW CONSTR	3,000	02/06/2002
020140	NEW CONSTR	35,000	01/30/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2539/1385	2/15/2022	WD	Q	I	01	367,000
GRANTOR: FLOYD CASSANDRA &						
GRANTEE: RESICAP FLORIDA OWN						
1737/0384	5/04/2011	WD	U	I	11	100
GRANTOR: FLOYD ELIZA						
GRANTEE: BROWN YVONNE ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W33 PTO=[YR=2002] U8 L3 L7 D3 D8 R3 R7 U3 $ D12 L28 D23 R8 R20 U10 E16 FOP=[YR=2002] S8E15 N8W15$ E17N25$.

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	0	82	10	820.00	SF	6.50	6.50	100	2002	2002	3	82	4,371	

LAND DESCRIPTION

TOTAL OB/XF 4,371

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

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS