BLOCK 168 LOTS 23 & 24
CITY OF FDNA BEACH

MITCHELL JARELL D
96633 CHESTER ROAD
YULEE, FL 32097

2024

00-00-31-1800-0168-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	27	PREFIN MTL 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

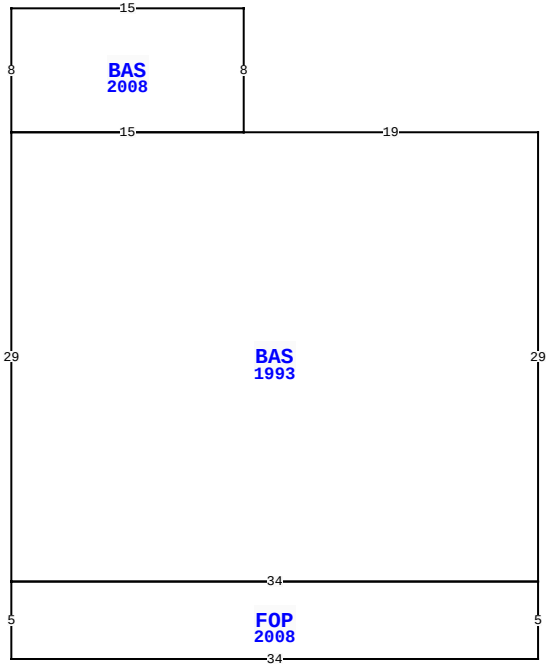
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	986	100	986	55,658
BAS	120	100	120	6,773
FOP	170	30	51	2,879
TOTALS	1,276		1,157	65,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,157	85.5000	81.22	93,972	1974	1974	0	0	10	20.50	69.50

1 SINGLE FAM – 0% - 0 Heated Area: 1106 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

919 S 10TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	65,311
TOTAL MARKET OB/XF VALUE	746
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	176,057
SOH/AGL Deduction	34,575
ASSESSED VALUE	141,482
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,482
TOTAL JUST VALUE	176,057
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091603	REPAIR/RRF	2,500	11/23/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2280/1631	6/10/2019	WD	Q	I	01	112,500
GRANTOR: HOPKINS LAND TRUST						
GRANTEE: MITCHELL JARELL D						
2222/1809	9/11/2018	WD	Q	I	01	70,000
GRANTOR: TKJK HOMES LLC						
GRANTEE: HOPKINS LAND TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 BAS=[YR=2008] N8W15S8E15 $W15 S29
FOP=[YR=2008] S5E34N5W34$ E34 N29$.

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	41	10	410.00	SF	6.50	6.50	100	1977	1977	3	28	746	

LAND DESCRIPTION

TOTAL OB/XF 746

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	110,000							

REVIEW DATE 02/07/2019 BY DJ Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS