BLOCK 170 LOTS 5 & 6
CITY OF FDNA BEACH

LADIES OF THE SOUTHSIDE LLC
225 DIVISION ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0170-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

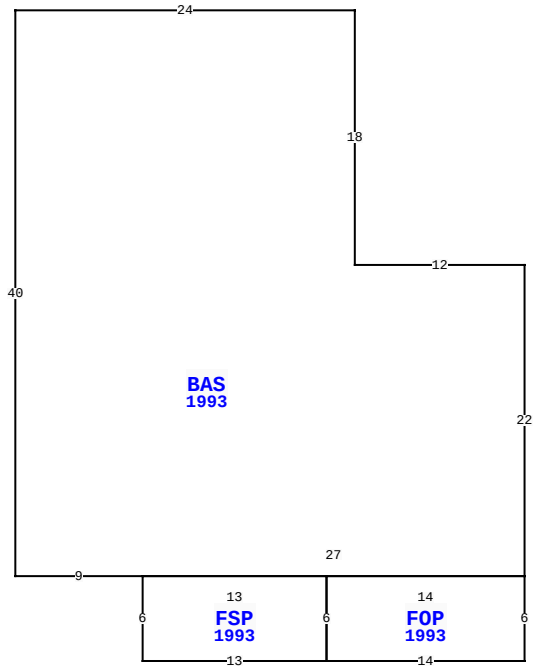
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100	1,224	119,481
FOP	84	30	25	2,441
FSP	78	40	31	3,026
TOTALS	1,386		1,280	124,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,280	129.3760	122.91	157,325	1966	1995	0	0	0	20.58	79.42

1 SINGLE FAM – 100% - 2022 Heated Area: 1224 HX Base Yr 2022



BLD DATE	04/04/2014	KK	LGL DATE
XF DATE			LAND DATE 03/18/2024 MLU
INC DATE			AG DATE

1010 S 10TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		124,948
TOTAL MARKET OB/XF VALUE		368
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		235,316
SOH/AGL Deduction		22,231
ASSESSED VALUE		213,085
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		113,085
TOTAL JUST VALUE		235,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7636	REPAIR/RRF	1,800	04/12/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2728/273	7/25/2024	WD	Q	I	01	341,000
GRANTOR: WALTERS JUDITH						
GRANTEE: LADIES OF THE SOUTH						
2672/1706	10/10/2023	LE	U	I	11	100
GRANTOR: WALTERS JUDITH ANN						
GRANTEE: WALTERS LEESA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N18 W24 S40 E9 FSP=[YR=1993] S6 E13
FOP=[YR=1993] E14N6 W14S6$N6W13$E27N22$.

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	1242	WD DECK A	0	100	0	0	105.00	SF	10.00	10.00	100	2008	2008	3	35	368	

LAND DESCRIPTION

TOTAL OB/XF 368

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

REVIEW DATE 05/21/2019 BY DJA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS