

BLOCK 171 LOTS N1/2 OF 22 &
ALL OF LOTS 23 24 & 25
CITY OF FDNA BEACH

MAZURSKY DON A & MARIA J
2298 SOUTH FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0171-0221



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMNT 90
Interior Floo	11 CLAY TILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	02 WOOD FRAME 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	1,040	100	1,040	135,203
FCP	240	25	60	7,801
FOP	20	30	6	780
FOP	27	30	8	1,040
UST	72	45	32	4,161

TOTALS	1,399	1,146	148,984
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	48	10			480.00	SF	6.50
2	0810	CONCRETE A	0	0	11	3			33.00	SF	6.50

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0006	R-2	87.00	100.00	87.50	FF	

REVIEW DATE	05/17/2019	BY	DJA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,146	119.8860	149.86	171,740	1986	1996	0	0	13.25	86.75
1 SNGL FAM - 0% - 2023											
Heated Area: 1040											
HX Base Yr											

1019 S 10TH ST, FERNANDINA BEACH	BLD DATE 04/04/2014	KK	LGL DATE	03/18/2024	MLU
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
04/04/2014					

TOTAL OB/XF											
1,650											

Total Acres: 0.00	Total Land Value: 154,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		148,984	
TOTAL MARKET OB/XF VALUE		1,650	
TOTAL LAND VALUE - MARKET		154,000	
TOTAL MARKET VALUE		304,634	
SOH/AGL Deduction		0	
ASSESSED VALUE		304,634	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		304,634	
TOTAL JUST VALUE		304,634	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		284,078	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2547/0127	3/15/2022	WD	Q	I	01	316,000	
GRANTOR: ICO EQUITY SOLUTIONS							
GRANTEE: MAZURSKY DON A & MA							
1679/0231	5/26/2010	TD	U	I	30	100	
GRANTOR: ICO EQUITY SOLUTIONS							
GRANTEE: ICO EQUITY SOLUTION							

BUILDING NOTES											

BUILDING DIMENSIONS											
UST=[YR=1993] W12 BAS=[YR=1993] W8 FOP=[YR=1993] N3W9S3E9\$W32 S26 E24 FOP=[YR=1993] S4E5N4W5\$E16 FCP=[YR=1993] E12 N20 W12 S20 \$ N26 \$ S6 E12 N6 \$.											