BLOCK 182 S1/2 OF LOT 3
A/K/A SUBLOTS C & D
CITY OF FDNA BEACH PB 1/25

JOHNSON BLAKE
1124 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0182-0030

BUILDING CHARACTERISTICS

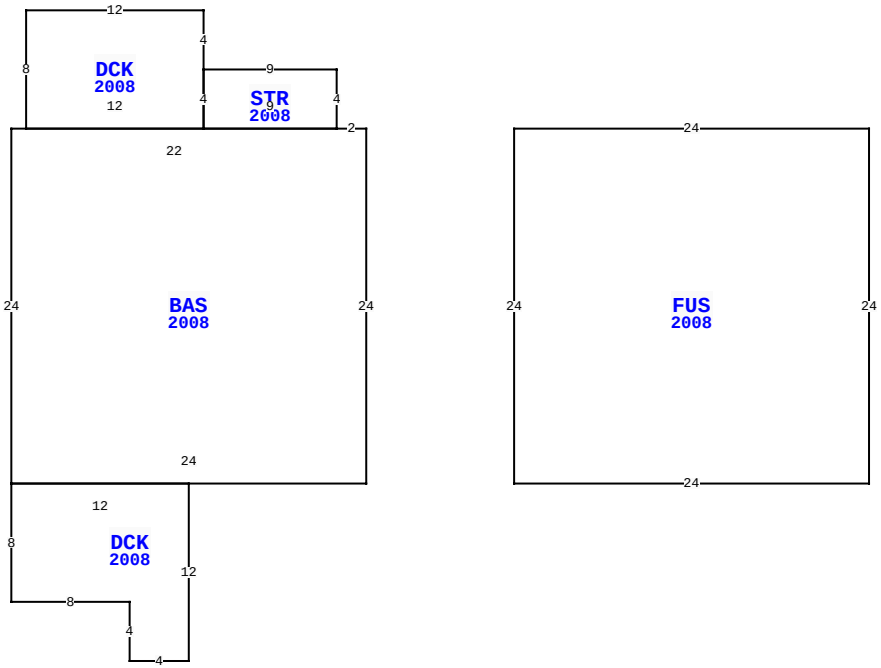
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	576	100	576	80,342
DCK	96	10	10	1,395
DCK	112	10	11	1,535
FUS	576	100	576	80,342
STR	36	10	4	558
TOTALS	1,396		1,177	164,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,177	135.2560	169.07	198,995	2008	2018	0	15	0	2.50	82.50

1 SNGL FAM – 100% - 2024 Heated Area: 1152 HX Base Yr 2024



1124 S 10TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		164,171
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		274,171
SOH/AGL Deduction		0
ASSESSED VALUE		274,171
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		224,171
TOTAL JUST VALUE		274,171
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080245	OTHER	1,500	02/19/2008
20080119	H/AC	2,000	01/28/2008
20080120	NEW CONSTR	1,500	01/28/2008
20080095	NEW CONSTR	95,000	01/24/2008
Q0071308	NEW CONSTR	6,000	07/16/2007
20062480	H/AC	2,000	11/07/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2636/1465	5/02/2023	TD	Q	I	01	356,000
GRANTOR: 1124 S 10TH ST LAND T						
GRANTEE: JOHNSON BLAKE						
2543/0140	2/25/2022	QD	Q	I	01	250,000
GRANTOR: RE PROPERTY HOLDINGS						
GRANTEE: 1124 S 10TH ST LAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W2 STR=[YR=2008] N4W9 DCK=[YR=2008] N4W12S8E12N4$S4E9$W22 S24 DCK=[YR=2008] S8E8S4E4N12W12$E24 N24$ PTR=E10 FUS=[YR=2008] S24E24N24 W24$ W10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS