BLOCK 182 SUBLOTS A B C D OF
LOT 4
CITY OF FDNA BEACH PB 1/25

CRUZ JENNIFER NICOLE
1128 S 10TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0182-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

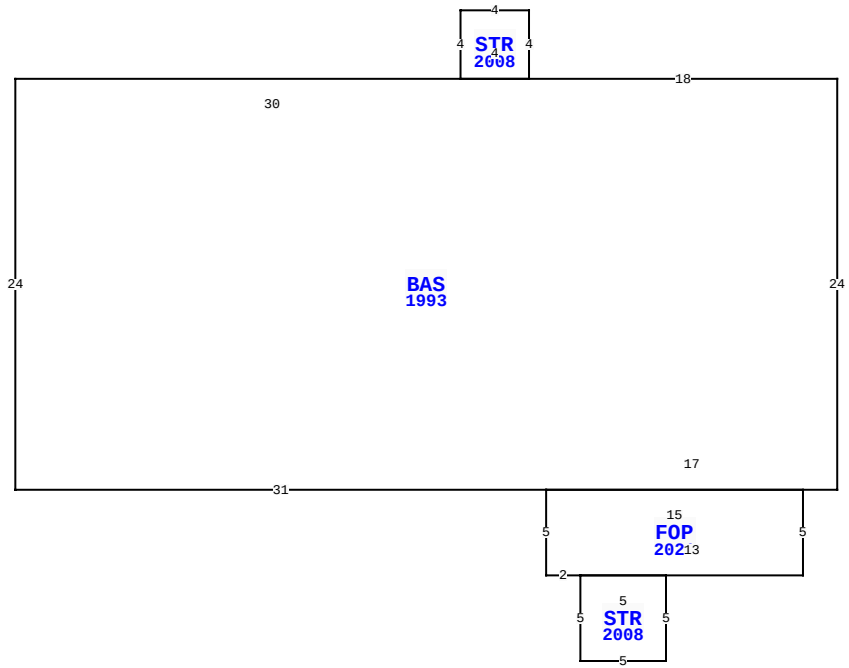
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,152	100	1,152	164,995
FOP	75	30	22	3,151
STR	16	10	2	287
STR	25	10	2	287
TOTALS	1,268		1,178	168,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,178	129.1080	161.38	190,106	1974	2000	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2023 Heated Area: 1152 HX Base Yr 2023



1128 S 10TH ST, FERNANDINA BEACH

BLD DATE	03/26/2015 KK	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		181,300
TOTAL MARKET OB/XF VALUE		6,476
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		407,776
SOH/AGL Deduction		16,525
ASSESSED VALUE		391,251
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		341,251
TOTAL JUST VALUE		407,776
NCON VALUE		17,921
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0226	MTL G 24*25	12,000	05/19/2023
20230201		12,000	05/19/2023
20090526	XFOB	3,175	04/28/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2514/0964	11/08/2021	WD	Q	I	02	363,000
GRANTOR: JOHNSON RANDY S						
GRANTEE: CRUZ JENNIFER NICOL						
2422/0130	12/31/2020	WD	Q	I	02	145,000
GRANTOR: STAFFORD DIANE M						
GRANTEE: JOHNSON RANDY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 STR=[YR=2008] N4W4S4E4$ W30S24 E31
FOP=[YR=2021] S5E2 STR=[YR=2008] S5E5N5W5$E13N5W15$E17 N24$.

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
3	0476	VF 6 SBPL	0	100	0	0	193.00	LF	32.00	32.00	100	2024	2023		100	6,176	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	

LAND DESCRIPTION

TOTAL OB/XF 6,476

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	100.00	100.00	100.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	220,000							

REVIEW DATE 02/07/2024 BY DJ Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

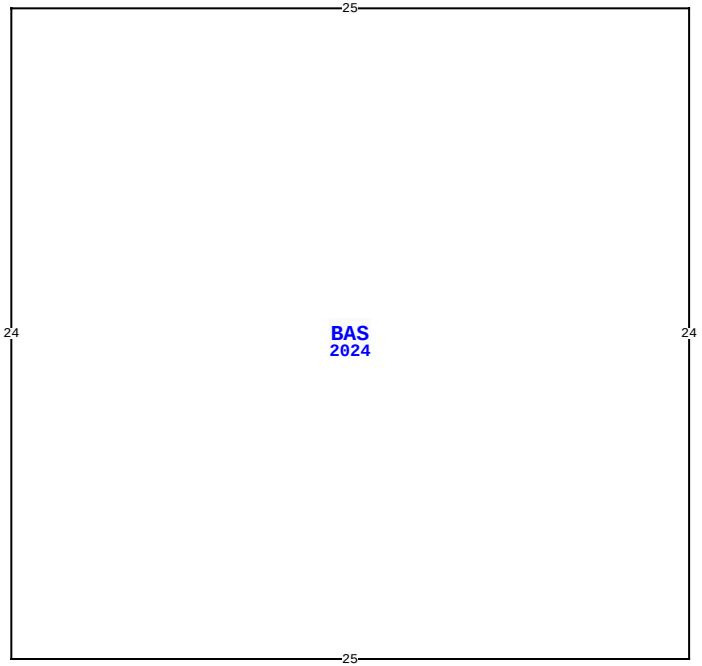
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 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	600	100	600	12,581
TOTALS	600		600	12,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	60.5000	21.18	12,708	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 600 HX Base Yr 2023



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2422/0130	12/31/2020	WD	Q	I	02	145,000
GRANTOR: STAFFORD DIANE M						
GRANTEE: JOHNSON RANDY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=55,16] E25 S24 W25 N24 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/07/2024 BY DJ Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 08/06/2024 BY SYS