BLOCK 216 SUB B OF LOT 2
CITY OF FDNA BEACH

MYERS FAMILY TRUST/MYERS MICHAEL W TRUSTEE
28 SOUTH 10TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0216-02B0

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		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

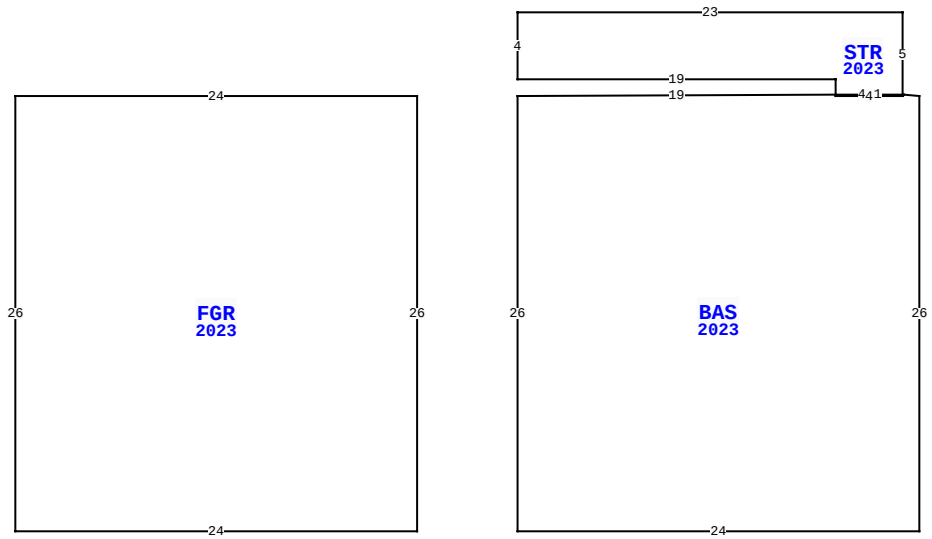
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	625	95,344
FGR	624	55	343	52,325
STR	96	10	10	1,526
TOTALS	1,345		978	149,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	978	122.0400	152.55	149,194	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2023 Heated Area: 625 HX Base Yr



224 S 11TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/12/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	149,194
TOTAL MARKET OB/XF VALUE	52,664
TOTAL LAND VALUE - MARKET	189,200
TOTAL MARKET VALUE	391,058
SOH/AGL Deduction	29,177
ASSESSED VALUE	361,881
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	361,881
TOTAL JUST VALUE	391,058
NCON VALUE	33,320
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	298,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222151	SWIM POOL	0	06/08/2022
20221966	NEW CONSTR	0	04/05/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2686/1672	12/20/2023	WD	U	I	11	100
GRANTOR: MYERS MICHAEL W						
GRANTEE: MYERS FAMILY TRUST						
2502/1907	10/06/2021	WD	Q	V	02	155,000
GRANTOR: HARRIS DARALL L & JO						
GRANTEE: MYERS MICHAEL W & C						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2023;ORIG=20,10] E24 S26 W24 N26 $
BAS=[YR=2023;ORIG=50,10] U0.1R19 E4.1 D0.1R0.11 S26 W24 N26 $
STR=[YR=2023;ORIG=50,5] E23 S5 W4 N1 W19 N4 $
.

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	0855	CONC PAVER	1	0	28	20	560.00	SF	10.00	10.00	100	2023	2022		100	5,600	
2	0810	CONCRETE A	1	0	0	0	528.00	SF	6.50	6.50	100	2023	2022		100	3,432	
3	0855	CONC PAVER	1	0	0	0	954.00	SF	10.00	10.00	100	2023	2022		100	9,540	
4	1076	TRELLIS A	1	0	15	7	105.00	SF	7.50	7.50	100	2023	2022		98	772	
5	0861	POOL GUNIT	1	0	28	14	392.00	SF	85.00	85.00	100	2024	2023		100	33,320	

LAND DESCRIPTION

TOTAL OB/XF 52,664

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	0006	R-2	86.00	100.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200							

REVIEW DATE 07/07/2023 BY TW Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 08/06/2024 BY SYS