BLOCK 25 LOT 6
ASKINS OCEAN CITY PB 0/51

SUDDES ADELE & MICHAEL GEORGE
940344 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1040-0025-0060

BUILDING CHARACTERISTICS

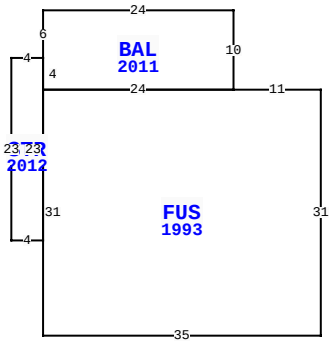
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

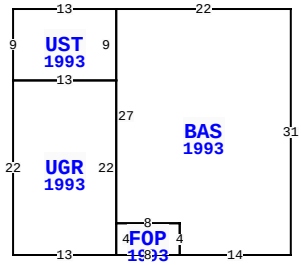
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	240	15	2011	36	8,319
BAS	650	100	1993	650	150,198
FOP	32	30	1993	10	2,311
FUS	1,085	100	1993	1,085	250,715
STR	92	10	2012	9	2,079
UGR	286	45	1993	129	29,808
UST	117	45	1993	53	12,247
TOTALS	2,502			1,972	455,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,972	156.8343	247.80	488,662	1968	2010	0	0	0	6.75	93.25

1 SFR CUST – 0% - 2024 Heated Area: 1735 HX Base Yr





1110 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 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	455,677
TOTAL MARKET OB/XF VALUE	1,504
TOTAL LAND VALUE - MARKET	950,000
TOTAL MARKET VALUE	1,407,181
SOH/AGL Deduction	19,608
ASSESSED VALUE	1,387,573
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,387,573
TOTAL JUST VALUE	1,407,181
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,261,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120574	ADD NORTH STAIRWA	1,200	04/09/2012
20110365	REGROUND ELEC SER	200	03/15/2011
20110315	REPIPE EXIST.FIXT	1,000	03/07/2011
20102098	REWIRE KIT.& DECK	500	12/08/2010
20101795	SIDING,FIXTURS,DO	10,000	10/18/2010
20100257	RE-ROOF W/30YR SH	3,800	02/08/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2659/806	8/07/2023	WD	Q	I	01	1,700,000
GRANTOR: REED BENNY E & REBA F						
GRANTEE: SUDDES ADELE & MICH						
1695/0500	8/20/2010	PR	U	I	19	590,000
GRANTOR: RICHARSON MARY A P/R						
GRANTEE: REED BENNY E & REBA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 UST=[YR=1993] W13 S9 UGR=[YR=1993] S22 E13 FOP=[YR=1993] E8 N4 W8 S4 $ N22 W13 $ E13 N9 $ S27 E8 S4 E14 N31 $ PTR= N10 FUS=[YR=1993] N31W11 BAL=[YR=2011] N10W24 S6 STR=[YR=2012] W4S23E4N23$ S4E24$ W24S31E35$ S10$.

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	0810	CONCRETE A	0	0	32	12	384.00	SF	6.50	6.50	100	1968	1968	3	20	499	
2	0810	CONCRETE A	0	0	4	15	60.00	SF	6.50	6.50	100	2002	2002	3	80	312	
3	0820	WOOD WALK	0	0	27	3	81.00	SF	11.75	11.75	100	1968	1968	3	40	381	
4	0810	CONCRETE A	0	0	10	24	240.00	SF	6.50	6.50	100	1968	1968	3	20	312	

LAND DESCRIPTION

TOTAL OB/XF 1,504

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	000120	C	RES OCEAN	0	0006	R-1	50.00	70.00	50.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	950,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS