BLK 8 LOTS 5,7 & 9
OLD TOWN S/D UNR

BYNUM MARY ALICE
PO BOX 423
HIGHLANDS, NC 28741

2025

00-00-31-1580-0008-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

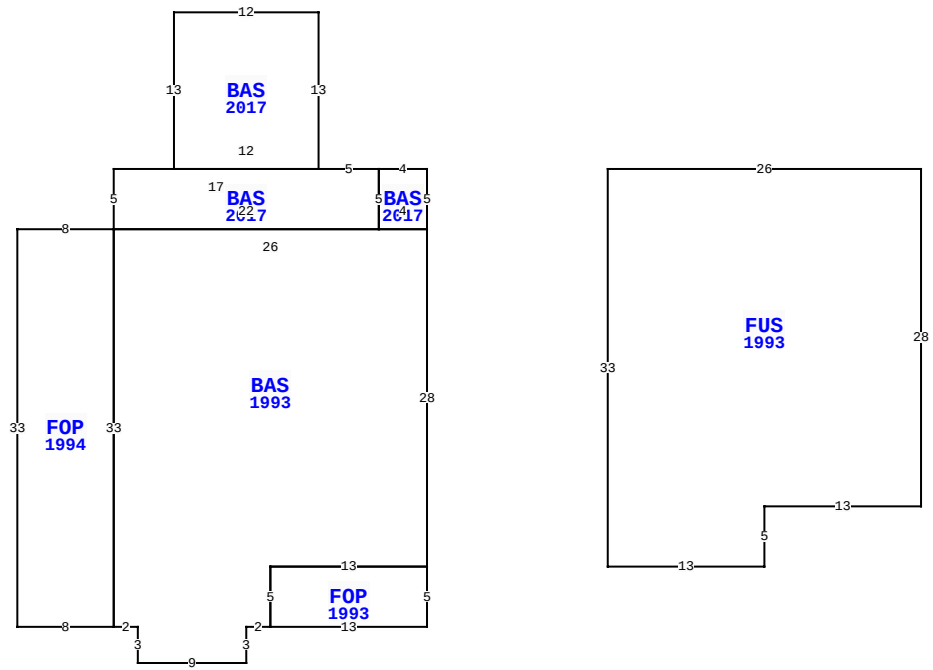
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	1003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	820	100	1993	820	136,218
BAS	20	100	2017	20	3,323
BAS	110	100	2017	110	18,273
BAS	156	100	2017	156	25,915
FOP	65	30	1993	20	3,323
FOP	264	30	1994	79	13,123
FUS	793	100	1993	793	131,732
TOTALS	2,228			1,998	331,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,998	124.6462	196.94	393,486	1910	1990	0	0	0	15.65	84.35

1 SFR CUST – 0% - 0 Heated Area: 1899 HX Base Yr



910 SAN FERNANDO ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	331,905
TOTAL MARKET OB/XF VALUE	4,486
TOTAL LAND VALUE - MARKET	657,060
TOTAL MARKET VALUE	993,451
SOH/AGL Deduction	214,940
ASSESSED VALUE	778,511
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	778,511
TOTAL JUST VALUE	993,451
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	914,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162380	CLSBRZWY	50,000	08/30/2016
20091292	REPAIR/RRF	750	09/23/2009
8360	XFOB	550	06/01/1994
7552	ADDITION	15,750	02/25/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2275/0993	4/26/2019	WD	Q	I	01	580,000
GRANTOR: BERRY KEVIN & LAINE (						
GRANTEE: BYNUM MARY ALICE						
2050/0150	5/31/2016	WD	Q	I	01	219,000
GRANTOR: HARPER SHANNON & LAUR						
GRANTEE: BERRY KEVIN & LAINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W4 BAS=[YR=2017] W5 BAS=[YR=2017] N13 W12 S13 E12 $ W17 S5 FOP=[YR=1994] W8 S33 E8 N33 $ BAS=[YR=1993] S33 E2 S3 E9 N3 E2 FOP=[YR=1993] E13 N5 W13 S5 $ N5 E13 N28 W26 $ E22 N5 $ S5 E4 N5 $ PTR= E15 FUS=[YR=1993] E26 S28 W13 S5 W13 N33 $ W15 $.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1910	1910	3	20	400	
2	1243	WD DECK F	0	0	13	13	169.00	SF	4.00	4.00	100	1993	1993	3	20	135	
3	1242	WD DECK A	0	0	0	0	706.00	SF	5.00	5.00	100	1994	1994	3	20	706	
4	1242	WD DECK A	0	0	5	8	40.00	SF	5.00	5.00	100	1993	1993	3	20	40	
5	0835	QUARY TILE	0	0	12	14	168.00	SF	10.00	10.00	100	1995	1995	3	68	1,142	
6	0825	BRICK	0	0	6	7	42.00	SF	12.50	12.50	100	1993	1993	3	88	462	
7	0825	BRICK	0	0	6	7	42.00	SF	12.50	12.50	100	1993	1993	3	88	462	
8	0825	BRICK	0	0	0	0	207.00	SF	6.25	6.25	100	1993	1993	3	88	1,139	

LAND DESCRIPTION

TOTAL OB/XF 4,486

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	RES	0	0010	OT-1	139.00	93.00	139.80	FF		1.00	1.00	1.00	4,700.00	4,700.00	657,060							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 657,060 Market: 0 Agricultural: 0 Common: 657,060 PRINTED 07/30/2025 BY SYS