

BLOCK 49 N1/2 OF LOT 6 (S-1)
IN OR 2109/482
ESMT OR 1440/1541

DRAY MARIE A TRUST/DRAY MARIE A TRUSTEE
119 S 10TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0049-0061



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	480	100	2005	480	69,635
HXB	864	100	2005	864	125,342
HXB	924	100	2005	924	134,047
HXG	480	55	2005	264	38,299
HXP	36	30	2005	11	1,596
HXP	41	30	2005	12	1,741
HXP	60	30	2005	18	2,612
HXU	593	55	2005	326	47,294

TOTALS	3,478			2,899	420,565
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	1076	TRELLIS A	0	100	42	6	252.00	SF	22.50
3	1242	WD DECK A	0	100	11	6	66.00	SF	10.00
4	1241	WD DECK G	0	100	10	4	40.00	UT	11.50
5	0855	CONC PAVER	0	100	0	0	454.00	SF	10.00
6	0855	CONC PAVER	0	100	30	4	120.00	SF	10.00
7	0855	CONC PAVER	0	100	0	0	1,413.00	SF	7.00
8	0855	CONC PAVER	0	100	0	0	775.00	SF	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	MU-8	50.00	100.00	50.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,899	120.7712	159.42	462,159	2005	2005	0	0	9.00	91.00
1 SNGL FAM - 83.44% - 2018											
Heated Area: 2268											
HX Base Yr 2018											

119 S 10TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	05/22/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			420,565
TOTAL MARKET OB/XF VALUE			23,426
TOTAL LAND VALUE - MARKET			212,500
TOTAL MARKET VALUE			656,491
SOH/AGL Deduction			308,551
ASSESSED VALUE			347,940
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			297,218
TOTAL JUST VALUE			656,491
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			624,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081257	H/AC	10,000	08/06/2008
20060477	XFOB	2,300	03/07/2006
20060478	DEMOLITION	0	03/07/2006
20052872	REMODEL	12,000	10/18/2005
20051884	NEW CONSTR	200,000	06/02/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2109/0482	3/27/2017	WD	Q	I	01
GRANTOR: HENRY RICHARD J & JUN					
GRANTEE: MARIE A DRAY TRUST					
1666/1414	2/24/2010	QC	U	I	11
GRANTOR: HENRY RICHARD J & JUN					
GRANTEE: HENRY RICHARD J & J					

BUILDING NOTES									
HXB=[YR=2005] W30 S28 HXP=[YR=2005] S4 E9 N4 W9 \$ E9 S4 E21 N32 \$ PTR= E10 HXU=[YR=2005] E13 N5 E12 S5 E5 S8 W5 S19 W12 N14 W13 N13 \$ W10 \$ PTR= N10 APT=[YR=2005] N20 W24 S20 E24 \$ S10 \$ PTR= W40 HXP=[YR=2005] W10 HXB=[YR=2005] W20 S28 HXP=[YR=2005] S4 E4 S1 E5 N5 W9 \$ E9 S4 E21 N26 W10 N6 \$ S6 E10 N6 \$ E40 \$ PTR= S40 HXG=[YR=2005] S20 W24 N20 E24 \$ N40 \$.									

TOTAL OB/XF									
23,426									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	MU-8	50.00	100.00	50.00