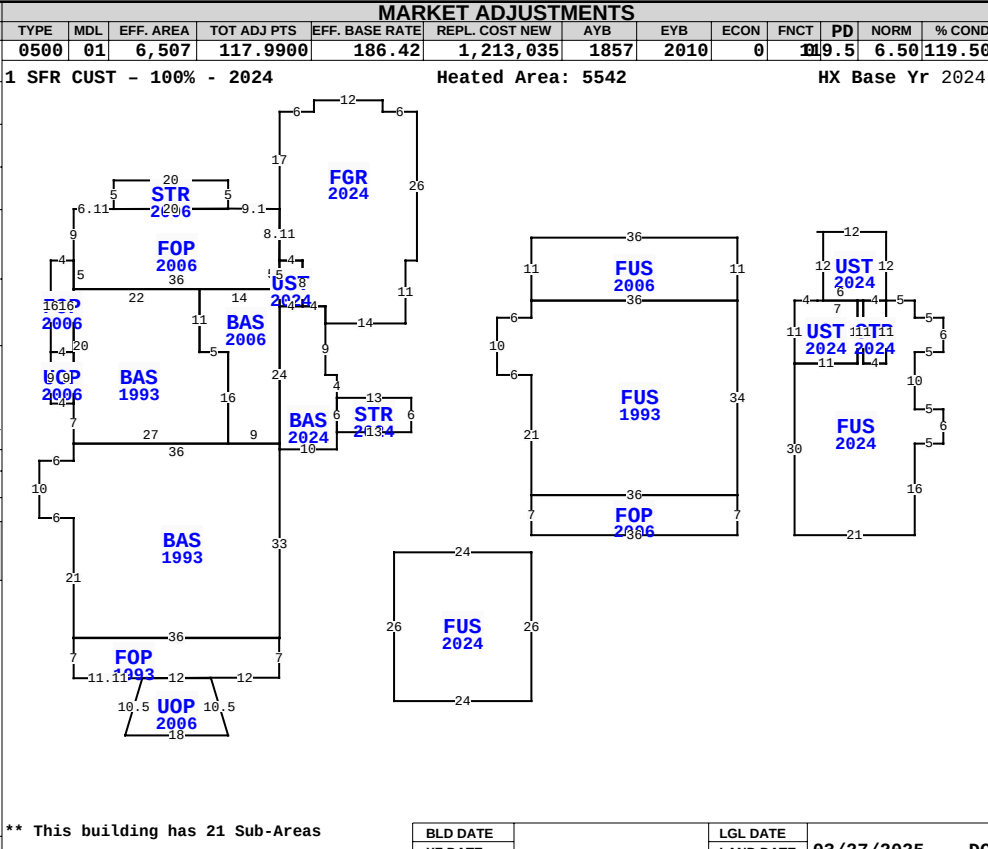




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	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
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	674	100	1993	674	150,148
BAS	1,284	100	1993	1,284	286,039
BAS	298	100	2006	298	66,386
BAS	226	100	2024	226	50,347
FGR	834	55	2024	459	102,253
FOP	248	30	1993	74	16,485
FOP	64	30	2006	19	4,233
FOP	252	30	2006	76	16,931
FOP	505	30	2006	152	33,862
FUS	1,284	100	1993	1,284	286,039
TOTALS	8,136			6,507	1,449,577



** This building has 21 Sub-Areas

103 S 10TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2025
INC DATE		AG DATE	DC

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0825	BRICK	0	100	0	0	95.00	SF	12.50	12.50	100	2006	2006	3	96	1,140	
3	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2006	2006	3	100	10,000	
4	0825	BRICK	0	100	0	0	570.00	SF	12.50	12.50	100	2024	2023		100	7,125	
5	0825	BRICK	0	100	0	0	138.00	SF	12.50	12.50	100	2024	2023		100	1,725	
6	0825	BRICK	0	100	0	0	430.00	SF	12.50	12.50	100	2024	2023		100	5,375	
7	0462	ST/AL FNC	0	100	0	0	816.00	SF	10.00	10.00	100	2024	2023		98	7,997	
8	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	
9	0861	POOL GUNIT	0	100	0	0	591.00	SF	85.00	85.00	100	2024	2023		98	49,230	
10	0857	SANDSTONE/	0	100	0	0	1,301.00	SF	16.00	16.00	100	2024	2023		100	20,816	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	RES	100	0003	C-3	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	30.00	30.00	300,000		
2	000100	C	RES	100	0003	C-3	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	30.00	30.00	300,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY					Tax Group: 2					Tax Dist:					BUILDING MARKET VALUE				
															1,449,577				
															TOTAL MARKET OB/XF VALUE				
															105,782				
															TOTAL LAND VALUE - MARKET				
															600,000				
															TOTAL MARKET VALUE				
															2,155,359				
															SOH/AGL Deduction				
															11,799				
															ASSESSED VALUE				
															2,143,560				
															TOTAL EXEMPTION VALUE				
															HX HB				
															50,722				
															BASE TAXABLE VALUE				
															2,092,838				
															TOTAL JUST VALUE				
															2,155,359				
															NCON VALUE				
															0				
															INCOME VALUE				
															PREVIOUS YEAR MKT VALUE				
															2,083,149				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0126	P-595 DCK- 1370		03/29/2023
2022-2726	FGR APARTMENT		02/14/2023
20222482	REMODEL	375,000	09/06/2022
20174044	REPFIREDMG	150,000	12/27/2017
20122045	FRONT PORCH REPAI	25,875	10/03/2012
20053099	H/AC	23,000	12/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2569/1082	6/10/2022	WD	Q	V	03	412,000	
GRANTOR: DAVIS-TAYLOR CECILIA							
GRANTEE: BANKS MARVIN R JR &							
2567/0837	6/03/2022	WD	Q	I	03	1,495,000	
GRANTOR: JOHNSON BROOKE ASHLEY							
GRANTEE: BANKS MARVIN R JR &							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=-36,41] S3 W6 S10 E6 S21 E36 N33 N1 W36 \$									
FUS=[YR=1993;ORIG=38,19] E6 N3 E36 S34 W36 N21 W6 N10 \$									
FGR=[YR=2024;ORIG=0,9] E4 S8 E4 S3 E14 N11 E2 N26 W6 N2 W12									
S2 W6 S17 S9 \$									
FUS=[YR=2024;ORIG=101,27] W11 S30 E21 N16 E5 N6 W5 N10 E5 N6									
W5 N3 W5 S11 W4 N11 W1 S11 \$									
BAS=[YR=1993;ORIG=-36,34] S7 E27 N16 W5 N11 W22 S20 \$									
FOP=[YR=2006;ORIG=0,0] U0.1L9.1 D0.1L20 W6.11 S9 S5 E36									
U5.1L0.1 U8.1L10.1 \$									
FUS=[YR=2006;ORIG=44,16] N11 E36 S11 W36 \$									
BAS=[YR=2006;ORIG=0,17] N3 W14 S11 E5 S16 E9 N24 \$									
FOP=[YR=2006;ORIG=80,50] S7 W36 N7 E36 \$									