BLOCK 52 LOT N1/2 OF 2
IN OR 714/1457
CITY OF FDNA BEACH

RICHO EDDIE JR/RICHO CATHERINE SUSIE ET AL
16 N 10TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0052-0021

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

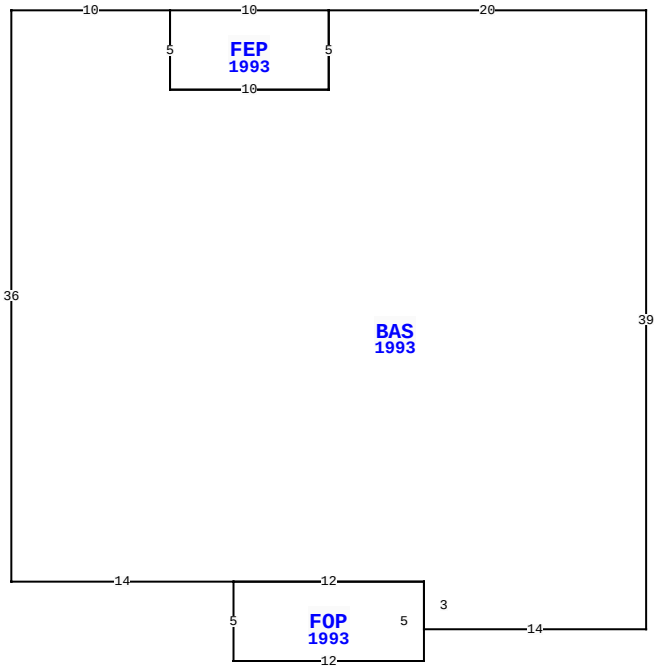
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,432	100	1993	1,432	104,068
FEP	50	80	1993	40	2,907
FOP	60	30	1993	18	1,308
TOTALS	1,542			1,490	108,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,490	93.9930	93.99	140,045	1958	1985	0	0	0	22.68	77.32

1 SINGLE FAM – 0% - 0 Heated Area: 1432 HX Base Yr



16 N 10TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2022 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	108,283
TOTAL MARKET OB/XF VALUE	788
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	259,071
SOH/AGL Deduction	50,907
ASSESSED VALUE	208,164
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	208,164
TOTAL JUST VALUE	259,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6778	REPAIR/RRF	3,939	10/18/1991
5479	REPAIR/RRF	3,990	07/21/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0714/1457	9/23/1994	PR	Q	I	01	100

GRANTOR: JACKSON AMBLER MARIE
GRANTEE: JACKSON AMBLER MARI

0575/0727	7/28/1989	WD	Q	I	01	100

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FEP=[YR=1993] W10 S5 E10 N5 $ S5 W10 N5 W10 S36 E14 FOP=[YR=1993] S5 E12 N5 W12$ E12 S3 E14 N39 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1958	1958	3	20	700	
2	0810	CONCRETE A	0	0	17	4	68.00	SF	6.50	6.50	100	1958	1958	3	20	88	

LAND DESCRIPTION

TOTAL OB/XF 788

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	0006	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	30.00	30.00	150,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.11 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS