BLOCK 52 LOT 3
IN OR 890/1025
CITY OF FDNA BEACH

MILLER DEBORAH
664 FERN ST
YEADON, PA 19050

2025

00-00-31-1800-0052-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

22 N 10TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	300,000
SOH/AGL Deduction	95,026
ASSESSED VALUE	204,974
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	204,974
TOTAL JUST VALUE	300,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20034082	DEMOLITION	0	11/03/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0890/1025	7/09/1999	WD	Q	I	06	100
GRANTOR: JONES VERNELL D & ERC						
GRANTEE: MILLER DEBORAH						
0532/1217	12/11/1987	LE	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	0	0006	C-3	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	30.00	30.00	300,000							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.23 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS