

BLOCK 53 N1/2 OF LOT 3
IN OR 2324/1918
CITY OF FDNA BEACH

THE HIERLOOM YARD LLC
20 S 10TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0053-0031



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	4	100
Frame	02	WOOD FRAME 100
Story Height	8	100
RMS	1	100
Stories	2.	2. 100
Units	0	100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	3000	FLORIST/GREENHOUSE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	64	100	2020	64	9,160
BAS	624	100	2020	624	89,312
CAN	18	30	2020	5	715
SFB	560	80	2020	448	64,121
STR	117	10	2020	12	1,718
TOTALS	1,383			1,153	165,028

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVR	0	0	0	0	1,246.00	SF	10.00
2	0446	BOX FNC 6'	0	0	0	0	162.00	LF	20.00
3	0479	VF PICKET	0	0	0	0	80.00	LF	5.00
4	0463	FENCE GATE	0	0	0	0	2.00	UT	225.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	003000	C	FLORIST	0		C-3	50.00	100.00	5,000.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1701	04	1,153	103.9500	146.05	168,396	2020	2020	0	0	0	2.00	98.00	
1 OFFICE - 0% - 0 Heated Area: 1136 HX Base Yr													
20 S 10TH ST, FERNANDINA BEACH													
BLD DATE 04/27/2021 KK LGL DATE 04/15/2025 DC XF DATE 04/27/2021 KK LAND DATE INC DATE AG DATE													

TOTAL OB/XF 15,805													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0855	CONC PAVR	0	0	0	0	1,246.00	SF	10.00	10.00	100	2020	2020
2	0446	BOX FNC 6'	0	0	0	0	162.00	LF	20.00	20.00	100	2020	2020
3	0479	VF PICKET	0	0	0	0	80.00	LF	5.00	5.00	100	2020	2020
4	0463	FENCE GATE	0	0	0	0	2.00	UT	225.00	225.00	100	2020	2020

TOTAL OB/XF 15,805													
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
1	003000	C	FLORIST	0		C-3	50.00	100.00	5,000.00	SF		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		165,028	
TOTAL MARKET OB/XF VALUE		15,805	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		330,833	
SOH/AGL Deduction		0	
ASSESSED VALUE		330,833	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		330,833	
TOTAL JUST VALUE		330,833	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		309,263	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200025	NEW CONSTR	119,521	05/14/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2324/1918	12/12/2019	WD	U	I	11	100	
GRANTOR: MYERS MICHAEL & CHRIS							
GRANTEE: THE HIERLOOM YARD L							
2319/0288	11/15/2019	WD	Q	I	02	159,000	
GRANTOR: ALVAREZ ALEXA K REVOC							
GRANTEE: MYERS MICHAEL & CHR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W8 SFB=[YR=2020] W16 S19 CAN=[YR=2020] W3 S6 E3 N6\$ S7 E24 N18 W8 N8\$ S8 E8 N8\$ PTR= E20 BAS=[YR=2020] E24 S26 W24 N7 STR=[YR=2020] W5 N2 W4 N13 E8 S10 E1 S5\$ N19\$ W20\$.									