BLOCK 53 LOT 4
IN OR 2065/1893
CITY OF FDNA BEACH

MYERS FAMILY TRUST/MYERS MICHAEL W TRUSTEE
28 S 10TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0053-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	03	PLASTER 20
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	04	Quality Level 04

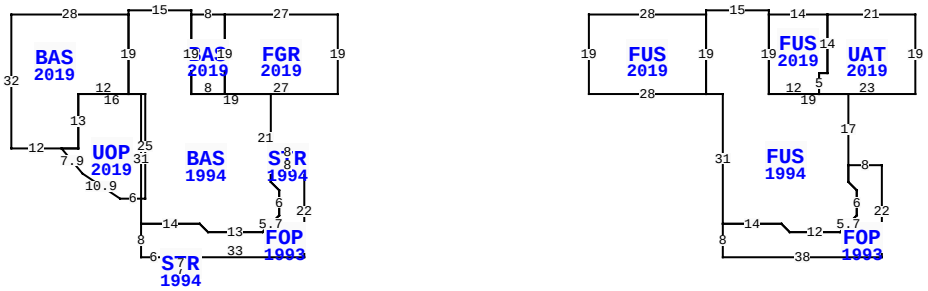
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,307	100	1994	1,307	255,138
BAS	152	100	2019	152	29,672
BAS	740	100	2019	740	144,455
FGR	513	55	2019	282	55,049
FOP	372	30	1993	112	21,863
FOP	378	30	1993	113	22,059
FUS	1,274	100	1994	1,274	248,697
FUS	256	100	2019	256	49,974
FUS	532	100	2019	532	103,851
STR	21	10	1994	2	391
TOTALS	6,354			4,888	954,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,888	132.1373	208.78	1,020,517	1883	2010	0	0	0	6.50	93.50

1 SFR CUST - 100% - 2020 Heated Area: 4261 HX Base Yr 2020



** This building has 13 Sub-Areas

28 S 10TH ST, FERNANDINA BEACH

BLD DATE	01/03/2019	KK	LGL DATE		
XF DATE	01/03/2019	KK	LAND DATE	03/27/2025	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		954,183
TOTAL MARKET OB/XF VALUE		1,362
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,255,545
SOH/AGL Deduction		347,339
ASSESSED VALUE		908,206
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		857,484
TOTAL JUST VALUE		1,255,545
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,162,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183271	ADDITION & REROOF	395,000	09/18/2018
20141944	REPAIR/RRF	14,500	09/05/2014
20022229	CHNGE SRVC	2,000	12/20/2002
20022230	H/AC	9,000	12/20/2002
2004285	XFOB	1,000	05/30/2001
2002988	XFOB	3,200	05/17/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2686/1672	12/20/2023	WD	U	I	11	100
GRANTOR: MYERS MICHAEL W						
GRANTEE: MYERS FAMILY TRUST						
2065/1893	8/18/2016	WD	Q	I	02	460,000
GRANTOR: STEAMBOAT HOUSE LLC F						
GRANTEE: MYERS MICHAEL W & C						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W27 BAS=[YR=2019] W8 BAS=[YR=1994] N1W15S1 BAS=[YR=2019] W28 S32E12 UOP=[YR=2019] R5 D6 R9 D6 E6 N25W16S13W4$ E4N13E12N19$ S19 E3 S31 FOP=[YR=1993] S8 E6 STR=[YR=1994] S3 E7 N3 W7$ E33 N22 STR=[YR=1994] N3 W8 S3 E8$ W8 S4 D2 R2 S6 D4 L4 W13 U2 L2 W14$ E14 D2 R2 E13 U4 R4 N6 U2 L2 N21 W19N19$ S19E8N19$S19E27N19 $PTR= E60 FUS=[YR=2019] E28 FUS=[YR=1994] N1E15 S1 FUS=[YR=2019] E14UAT=[YR=2019] E21S19W23N5E2N14$ S14W2S5W12 N19$ S19E19 S17 FOP=[YR=1993] E8 S22 W38 N8E14 D2 R2 E12 U4 R4 N6 U2 L2 N4$ S4 D2 R2 S6 D4 L4 W12 U2 L2 W14 N31 W4 N19$ S19W28N19$ W60$.

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	0810	CONCRETE A	0	100	33	6	198.00	SF	6.50	6.50	100	1960	1960	3	20	257	
2	0819	CONC 12"	0	100	5	5	25.00	SF	9.50	9.50	100	1965	1965	3	20	48	
3	0479	VF PICKET	0	100	0	0	271.00	LF	7.50	7.50	100	2001	2001	3	52	1,057	

LAND DESCRIPTION

TOTAL OB/XF 1,362

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	100	0003	C-3	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	30.00	30.00	300,000							

REVIEW DATE 12/30/2019 BY DJA Total Acres: 0.23 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS