BLOCK 54 S35 FT OF LOT 2 &
ALL OF LOT 3
CITY OF FDNA BEACH

CARTER LAURA D & FRANK S III
116 S 10TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0054-0022

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

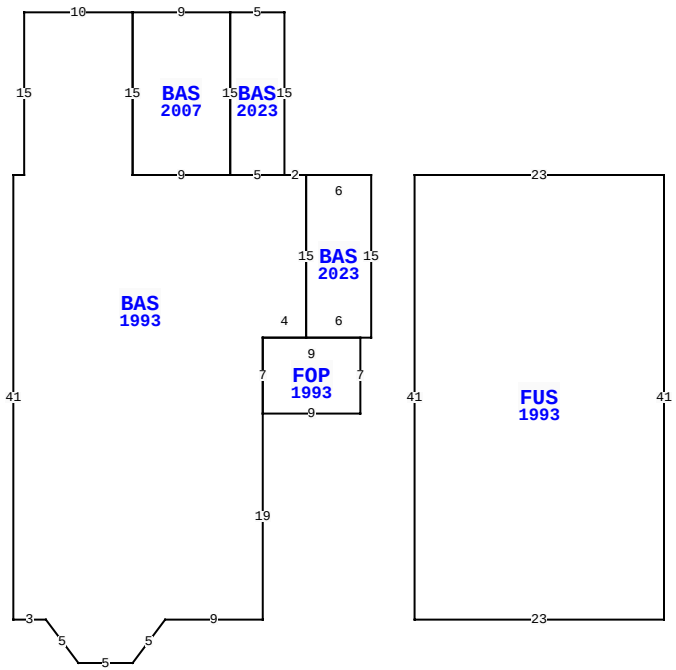
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,185	100	1993	1,185	240,555
BAS	135	100	2007	135	27,405
BAS	75	100	2023	75	15,225
BAS	90	100	2023	90	18,270
FOP	63	30	1993	19	3,857
FUS	943	100	1993	943	191,429
TOTALS	2,491			2,447	496,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	HS	NORM	% COND
0500	01	2,447	128.4780	203.00	496,741	1900	2010	0	0	-10	6.50	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2428 HX Base Yr 2025



116 S 10TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		516,848
TOTAL MARKET OB/XF VALUE		10,361
TOTAL LAND VALUE - MARKET		355,000
TOTAL MARKET VALUE		882,209
SOH/AGL Deduction		0
ASSESSED VALUE		882,209
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		826,487
TOTAL JUST VALUE		882,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		822,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060547	REPAIRS	2,400	03/17/2006
20040640	WHITE PICKET FENC	1,000	04/01/2004
20040515	REPLACE FIXTURES	1,000	03/17/2004
20040390	INTERIOR REMODEL	50,000	03/02/2004
20040201	REPIPE	1,000	02/03/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2719/1769	6/18/2024	WD	U	I	11	100
GRANTOR: CARTER LAURA D						
GRANTEE: CARTER LAURA D & FR						
2709/1278	4/29/2024	WD	Q	I	02	1,140,000
GRANTOR: TORRE LINDA D						
GRANTEE: CARTER LAURA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W2 W5 W9 N15 W10 S15 W1 S41 E3 D4R3 E5 U4R3 E9 N19 N7 E4 N15 $
FUS=[YR=1993;ORIG=10,0] E23 S41 W23 N41 $
BAS=[YR=2007;ORIG=-7,0] N15 W9 S15 E9 $
FOP=[YR=1993;ORIG=-4,22] E9 N7 W9 S7 $
PTR=[ORIG=0,0] E10 W10 $
BAS=[YR=2023;ORIG=0,0] E6 S15 W6 N15 $
BAS=[YR=2023;ORIG=-7,-15] E5 S15 W5 N15 $
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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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1900	1900	3	20	400	
2	0819	CONC 12"	0	100	4	3	12.00	SF	9.50	9.50	100	1980	1980	3	30	34	
3	0825	BRICK	0	100	6	10	60.00	SF	25.00	25.00	100	1965	1965	3	44.8	672	
4	0825	BRICK	0	100	34	3	102.00	SF	12.50	12.50	100	1965	1965	3	44.8	571	
5	0825	BRICK	0	100	0	0	450.00	SF	12.50	12.50	100	1965	1965	3	44.8	2,520	
6	0825	BRICK	0	100	50	2	60.00	SF	12.50	12.50	100	1965	1965	3	44.8	336	
7	0811	CONCRETE B	1	100	0	0	1,132.00	SF	5.20	5.20	100	2023	2022		99	5,828	

LAND DESCRIPTION

TOTAL OB/XF 10,361

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			3,500.00	SF		1.00	1.00	1.00	30.00	30.00	105,000							
2	000100	C	RES	100	0003	MU-8			10,000.00	SF		1.00	1.00	1.00	25.00	25.00	250,000							

REVIEW DATE 07/18/2023 BY TW Total Acres: 0.31 Total Land Value: 355,000 Market: 0 Agricultural: 0 Common: 355,000 PRINTED 07/30/2025 BY SYS

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ALL OF LOT 3
CITY OF FDNA BEACH

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	CD	N/A 100
Heating Type	NEW	N/A 100
Bedrooms		N/A 100
Bathrooms		N/A 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

SELECT
SELECT

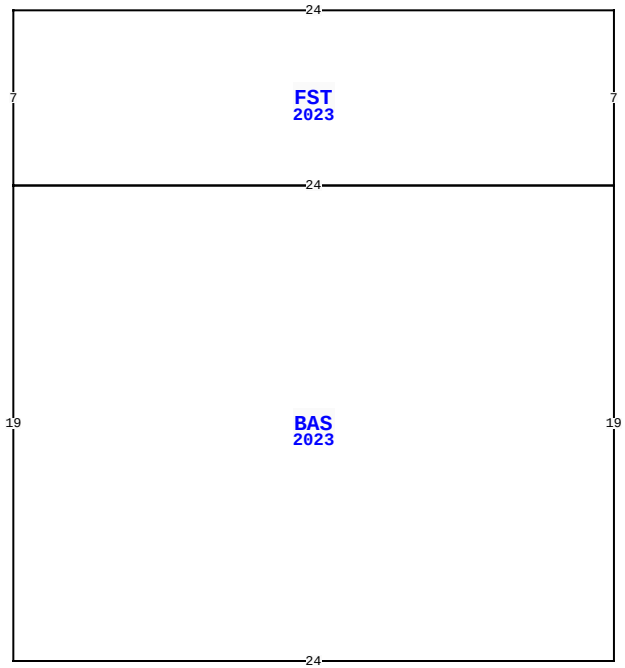
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	456	100	2023	456	16,732
FST	168	55	2023	92	3,375
TOTALS	624			548	20,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	548	101.2000	37.44	20,517	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2025 Heated Area: 456 HX Base Yr 2025



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GRANTEE: CARTER LAURA D & FR						
2709/1278	4/29/2024	WD	Q	I	02	1,140,000
GRANTOR: TORRE LINDA D						
GRANTEE: CARTER LAURA D						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2023;ORIG=50,13] E24 S7 W24 N7 $
BAS=[YR=2023;ORIG=50,20] E24 S19 W24 N19 $
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EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/18/2023 BY TW Total Acres: 0.31 Total Land Value: 355,000 Market: 0 Agricultural: 0 Common: 355,000 PRINTED 07/30/2025 BY SYS