BLK 55 N1/2 LOT 2
OR 115/585 & OR 1771/695
CITY OF FDNA BEACH SUB

PINKNEY PADRICK A
211 SE VILLAGE DR
PORT ST LUCIE, FL 34952

2025

00-00-31-1800-0055-0021

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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		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

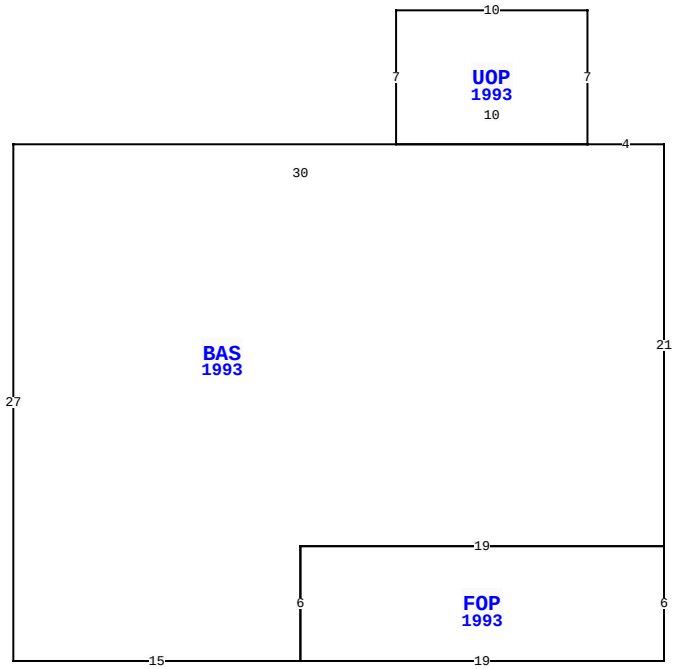
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	804	100	1993	804	69,725
FOP	114	30	1993	34	2,949
UOP	70	20	1993	14	1,214
TOTALS	988			852	73,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	852	107.7300	107.73	91,786	1961	1985	0	0	0	19.50	80.50

1 SINGLE FAM – 0% - 0 Heated Area: 804 HX Base Yr



210 S 10TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	73,888
TOTAL MARKET OB/XF VALUE	885
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	209,773
SOH/AGL Deduction	68,176
ASSESSED VALUE	141,597
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,597
TOTAL JUST VALUE	209,773
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102171	OTHER	500	12/21/2010
10167	REPAIR/RRF	5,500	11/27/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1771/0695	6/04/2001	QC	U	I	11	100

GRANTOR: MICKLE LEONARD E SR
GRANTEE: PINKNEY PADRICK A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 UOP=[YR=1993] N7 W10 S7 E10$ W30 S27 E15
FOP=[YR=1993] E19 N6 W19 S6$ N6 E19 N21$.

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	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1990	1990	3	20	600	
2	0810	CONCRETE A	0	0	5	10	50.00	SF	6.50	6.50	100	1996	1996	3	70	228	
3	0825	BRICK	0	0	2	6	12.00	SF	12.50	12.50	100	1961	1961	3	38.2	57	

LAND DESCRIPTION

TOTAL OB/XF 885

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	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	135,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS