BLOCK 55 S1/2 OF LOT 4
IN OR 1607/1242
CITY OF FDNA BEACH

MATTES CYNTHIA L
232 S 10TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0055-0042

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

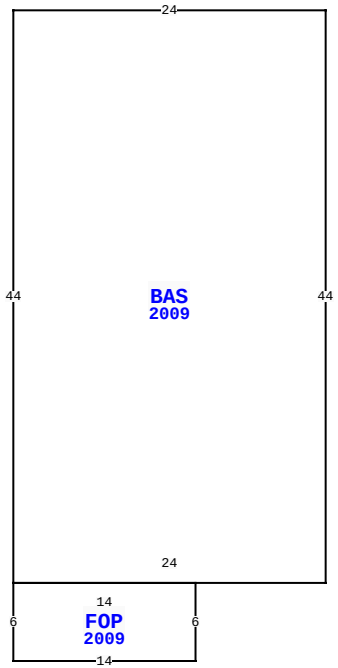
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	2009	1,056	109,777
FOP	84	30	2009	25	2,599
TOTALS	1,140			1,081	112,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,081	111.7770	111.78	120,834	2009	2009	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2010 Heated Area: 1056 HX Base Yr 2010



232 S 10TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		112,376
TOTAL MARKET OB/XF VALUE		278
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		247,654
SOH/AGL Deduction		175,033
ASSESSED VALUE		72,621
TOTAL EXEMPTION VALUE	HX HB	47,621
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		247,654
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081644	H/AC	2,000	11/03/2008
20081368	ELEC OTHER	1,000	09/05/2008
20081352	OTHER	3,600	09/04/2008
20081186	NEW CONSTR	108,450	07/23/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1607/1242	2/25/2009	WD	U	I	17	106,800
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: MATTES CYNTHIA L						
1246/1297	7/20/2004	WD	Q	V	06	3,311
GRANTOR: DAVIS CANDICE						
GRANTEE: NASSAU HABITAT FOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W24S44 FOP=[YR=2009] S6E14N6 W14$ E24N44$.

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	16	3	48.00	SF	6.50	6.50	100	2009	2009	3	89	278	

LAND DESCRIPTION

TOTAL OB/XF 278

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	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