



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 212,500 TOTAL MARKET VALUE 212,500 SOH/AGL Deduction 750 ASSESSED VALUE 211,750 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 211,750 TOTAL JUST VALUE 212,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 200,000										
DOR CODE 0000 VACANT																PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 01																											
NEIGHBORHOOD/LOC 1001.00																SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 2596/1989 10/17/2022 WD Q V 01 240,000 GRANTOR: RITTER ELAINE GRANTEE: BRYANT THOMAS E 2214/0722 7/26/2018 WD Q V 01 40,000 GRANTOR: TIFTON NASSAU LLC GRANTEE: RITTER ELAINE											
TOTALS																BLD DATE LGL DATE XF DATE LAND DATE 05/22/2025 MLU INC DATE AG DATE											
EXTRA FEATURES						309 N 10TH ST, FERNANDINA BEACH										BUILDING NOTES											
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	BUILDING DIMENSIONS											
																	LAND DESCRIPTION										
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			
1	000100	C	RES	0		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500										
LAND DESCRIPTION																	TOTAL OB/XF 0										
REVIEW DATE 05/22/2025 BY MLU Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS																											