BLOCK 79 S1/2 OF LOT 7 &
N30 FT OF LOT 8
CITY OF FDNA BEACH

WILLIAMS MARGARET S/EDWARDS SARAH ET AL
6348 TINTERN CIR W
JACKSONVILLE, FL 32244

2025

00-00-31-1800-0079-0072

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

107 N 10TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	340,000
TOTAL MARKET VALUE	340,000
SOH/AGL Deduction	199,446
ASSESSED VALUE	140,554
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,554
TOTAL JUST VALUE	340,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	320,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200033	DEMOLITION	0	02/01/2021
20091086	REPAIR/RRF	500	08/18/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2732/1441	7/18/2024	PR	U	V	11	100
GRANTOR: BURKE MAKEBA J AS PR						
GRANTEE: RAWLS JOY BELINDA						
2412/1287	11/20/2020	PR	U	I	11	100
GRANTOR: WILLIAMS MARGARET S P						
GRANTEE: WILLIAMS MARGARET S						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	80.00	100.00	80.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	340,000							

REVIEW DATE 05/22/2025 BY MLU Total Acres: 0.00 Total Land Value: 340,000 Market: 0 Agricultural: 0 Common: 340,000 PRINTED 07/30/2025 BY SYS