BLOCK 80 S3/4 OF LOT 2
IN OR 1469/116
CITY OF FDNA BEACH

ROBINSON J L III/LONDON KARYN A
417 VERNON ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0080-0022

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

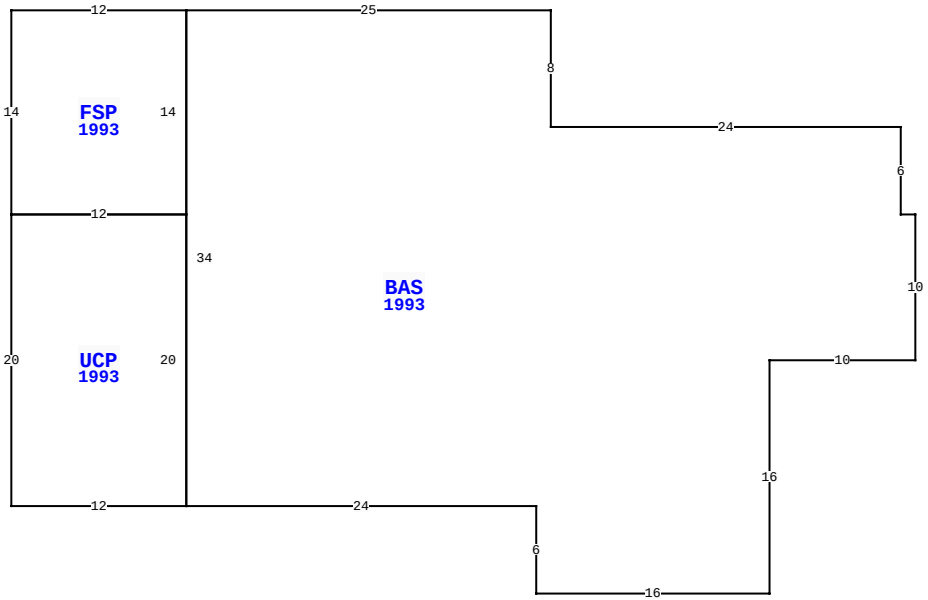
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,490	100	1993	1,490	25,714
FSP	168	40	1993	67	1,156
UCP	240	20	1993	48	828
TOTALS	1,898			1,605	27,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,605	86.2920	86.29	138,495	1957	1960	0	0	50	31.13	20.00

1 SINGLE FAM – 0% - 0 Heated Area: 1490 HX Base Yr



112 N 10TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	05/22/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0	0	0	295.00	SF	6.50	6.50	100	1985	1985	3	44	844	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	27,699
TOTAL MARKET OB/XF VALUE	844
TOTAL LAND VALUE - MARKET	318,750
TOTAL MARKET VALUE	347,293
SOH/AGL Deduction	237,490
ASSESSED VALUE	109,803
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,803
TOTAL JUST VALUE	347,293
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/0116	1/02/2007	WD	Q	I	01	100
GRANTOR: ROBINSON J L III						
GRANTEE: ROBINSON J L III &						
0416/0658	3/01/1984	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N6 W24 N8 W25 FSP=[YR=1993] W12 S14
UCP=[YR=1993] S20 E12 N20 W12 $ E12 N14 $ S34 E24 S6 E16 N16
E10 N10 $.

LAND DESCRIPTION

TOTAL OB/XF 844

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	75.00	100.00	75.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	318,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 318,750 Market: 0 Agricultural: 0 Common: 318,750 PRINTED 07/30/2025 BY SYS