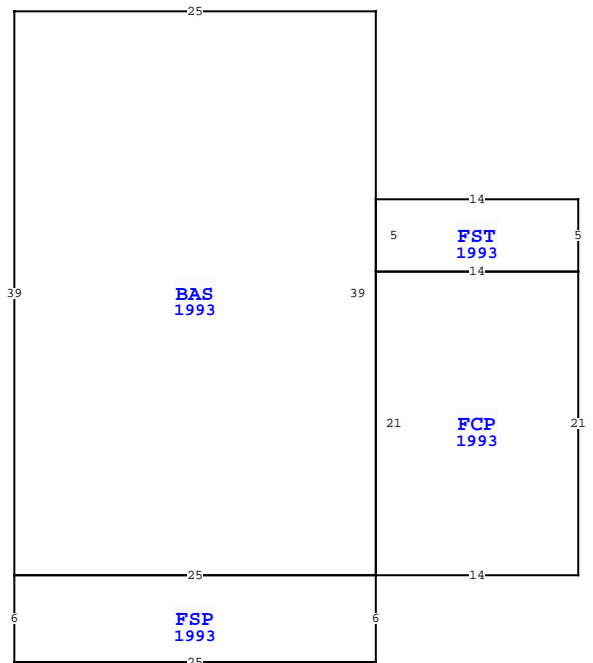


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	26	AL SIDING 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1001.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	975	100
FCP	294	25
FSP	150	40
FST	70	55
TOTALS	1,489	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1												
1 SINGLE FAM - 100% - 2019 Heated Area: 975 HX Base Yr 2019												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			108,953
TOTAL MARKET OB/XF VALUE			2,258
TOTAL LAND VALUE - MARKET			270,937
TOTAL MARKET VALUE			382,148
SOH/AGL Deduction			292,017
ASSESSED VALUE			90,131
TOTAL EXEMPTION VALUE	HX HB WR		55,722
BASE TAXABLE VALUE			34,409
TOTAL JUST VALUE			382,148
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			361,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180766	REMODEL	11,000	03/06/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2714/54	4/30/2024	QC	U	I	11	37,500
GRANTOR: TUCKER HOWARD M & MAR						
GRANTEE: TUCKER T CHRISTOPHE						
2177/0380	1/18/2018	WD	Q	I	01	80,000
GRANTOR: BROWN SHEILA A & KEIT						
GRANTEE: TUCKER HOWARD M & M						

EXTRA FEATURES																	
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	
1	0810	CONCRETE A	0 100	29	8	232.00	SF	6.50	6.50	100	1974	1974	3	24	362		
2	0810	CONCRETE A	0 100	21	3	63.00	SF	6.50	6.50	100	2007	2007	3	87	356		
3	0510	GARAGE WD-	0 100	22	10	220.00	SF	35.00	35.00	100	1990	1990	3	20	1,540		
TOTALS													1,489		1,147	108,953	

214 N 10TH ST, FERNANDINA BEACH

BUILDING NOTES			
BLD DATE			
LGL DATE			
LAND DATE			
05/22/2025 MLU			
AG DATE			

BUILDING DIMENSIONS			
BAS=[YR=1993] W25 S39 FSP=[YR=1993] S6 E25 N6W25\$ E25			
FCP=[YR=1993] E14 N21 FST=[YR=1993] N5 W14 S5E14\$ W14S21\$ N39\$.			

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0.85	4,250.00	3,612.50	180,625								
2	000100	C	RES	100	0006	R-2	25.00	100.00	25.00	FF		1.00	1.00	0.85	4,250.00	3,612.50	90,312								