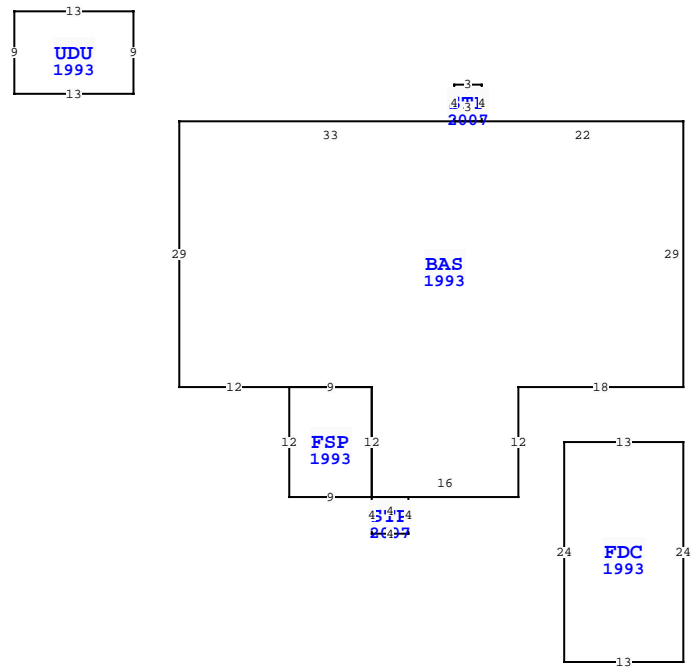


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	1,787	100
FDC	312	35
FSP	108	40
STP	12	10
STP	16	10
UDU	117	55
TOTALS	2,352	

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 - 0% - 2024	
												Heated Area: 1787	
												HX Base Yr	



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			178,816
TOTAL MARKET OB/XF VALUE			1,370
TOTAL LAND VALUE - MARKET			361,250
TOTAL MARKET VALUE			541,436
SOH/AGL Deduction			0
ASSESSED VALUE			541,436
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			541,436
TOTAL JUST VALUE			541,436
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			512,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2646/235	5/31/2023	FJ	U	I	11	0
GRANTOR: DAVIS JOHN L EST						
GRANTEE: DAVIS-CARTER ANDREA						
0130/0615	1/01/1972	TA	Q	V		800
GRANTOR:						
GRANTEE:						

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	0	0	479.00	SF	6.50	6.50	100	1985	1985	3	44	1,370	

222 N 10TH ST, FERNANDINA BEACH

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

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W22 STP=[YR=2007] N4 W3 S4 E3\$ W33 S29 E12													
FSP=[YR=1993] S12 E9 N12 W9\$ E9 S12 STP=[YR=2007] S4 E4 N4													
W4\$ E16 N12 E18 N29\$ PTR=S35 FDC=[YR=1993] W13 S24 E13 N24\$													
N35\$ PTR=W60N3 UDU=[YR=1993] N9 W13 S9 E13\$ S3E60\$.													

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	0	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	0.85	4,250.00	3,612.50	361,250							