BLOCK 81 S1/2 OF LOT 4
IN OR 1415/406
CITY OF FDNA BEACH

CURINGTON ZUELLA M &/MITCHELL ALVIDA D &
618 S DIVISION ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0081-0042

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

N 10TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	17,013
TOTAL LAND VALUE - MARKET	212,500
TOTAL MARKET VALUE	229,513
SOH/AGL Deduction	165,187
ASSESSED VALUE	64,326
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,326
TOTAL JUST VALUE	229,513
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8444	GARAGE	7,895	07/15/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/0406	5/25/2006	QC	U	I	07	100
GRANTOR: DAVIS ROSALEE L						
GRANTEE: DAVIS ROSALEE L ETA						
1386/0021	2/01/2006	QC	Q	I	01	100
GRANTOR: DAVIS ROSALEE L						
GRANTEE: CURINGTON ZUELLA M						

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
1	0511	GARAGE CB-	0	0	21	24	504.00	SF	40.00	40.00	100	1994	1994	3	66	13,306	
2	0810	CONCRETE A	0	0	54	16	864.00	SF	6.50	6.50	100	1994	1994	3	66	3,707	

LAND DESCRIPTION

TOTAL OB/XF 17,013

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							

REVIEW DATE 07/06/2020 BY DJA Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS