BLK 133 S1/2 OF LOT 6
IN OR 1043/1134
CITY OF FDNA BEACH OF

MIDDLETON ONETHA EST
C/O EARL YOUMAN, 425 S 10TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0133-0061

BUILDING CHARACTERISTICS

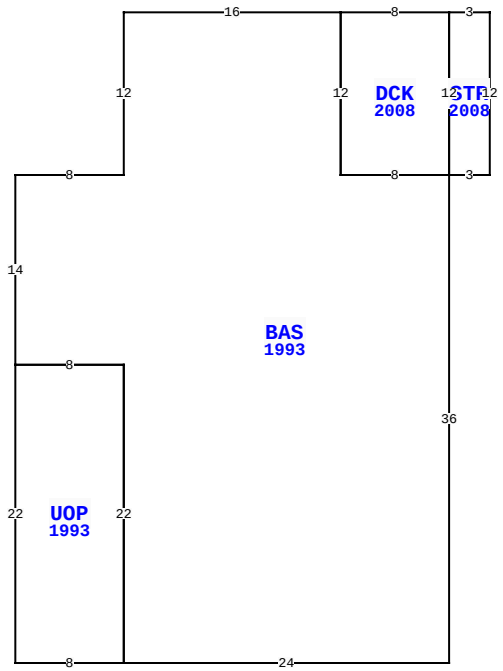
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,168	100	1993	1,168	77,985
DCK	96	10	2008	10	668
STR	36	10	2008	4	267
UOP	176	20	1993	35	2,337
TOTALS	1,476			1,217	81,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,217	85.5950	85.60	104,175	1941	1980	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 2011 Heated Area: 1168 HX Base Yr 2011



425 S 10TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		81,256
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		216,256
SOH/AGL Deduction		157,250
ASSESSED VALUE		59,006
TOTAL EXEMPTION VALUE	HX HB	34,006
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		216,256
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1043/1134	3/14/2002	QC	Q	V	01	9,400

GRANTOR: MIDDLETON GEORGE (S)
GRANTEE: MIDDLETON ONETHA (S

BUILDING NOTES

BUILDING DIMENSIONS

STR=[YR=2008] W3 DCK=[YR=2008] W8 BAS=[YR=1993] W16 S12 W8 S14 UOP=[YR=1993] S22 E8 N22 W8$ E8 S22 E24 N36 W8 N12$ S12 E8 N12$ S12 E3 N12$.

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	100		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	135,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS