BLOCK 143 LOT 5 (EX S-1)
IN OR 2082/1633
CITY OF FDNA BEACH

KINARD BARNEY LEE
1350 HWY 41 S
VIENNA, GA 31092

2025

00-00-31-1800-0143-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03

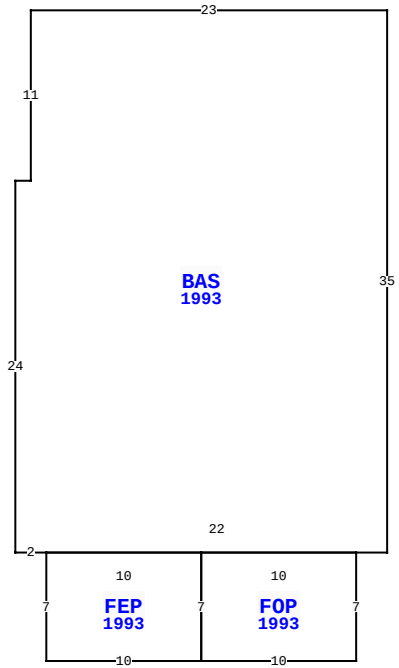
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	829	100	1993	829	144,986
FEP	70	80	1993	56	9,794
FOP	70	30	1993	21	3,673
TOTALS	969			906	158,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	906	144.0180	190.10	172,231	1941	2007	0	0	0	8.00	92.00

1 SNGL FAM – 0% - 0 Heated Area: 829 HX Base Yr



531 S 10TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	158,453
TOTAL MARKET OB/XF VALUE	5,402
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	298,855
SOH/AGL Deduction	51,600
ASSESSED VALUE	247,255
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	247,255
TOTAL JUST VALUE	298,855
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060828	REROOF W/30YR SHN	3,325	04/20/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2082/1633	11/07/2016	WD	Q	I	01	154,900
GRANTOR: LOTHAMER DENNIS & BRA						
GRANTEE: KINARD BARNEY LEE						
2052/1417	6/13/2016	WD	Q	I	01	65,000
GRANTOR: CANNON DAVID GLENN						
GRANTEE: LOTHAMER DENNIS & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 S11 W1 S24 E2 FEP=[YR=1993] S7 E10
FOP=[YR=1993] E10 N7 W10 S7 $ N7 W10 $ E22 N35 $.

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	198.00	SF	6.50	6.50	100	1970	1970	3	20	257	
2	0825	BRICK	0	0	3	4	12.00	SF	12.50	12.50	100	1941	1941	3	20	30	
3	1242	WD DECK A	0	0	3	4	12.00	SF	10.00	10.00	100	1990	1990	3	20	24	
4	0476	VF 6 SBPL	0	0	0	0	160.00	LF	32.00	32.00	100	2016	2016	3	89	4,557	
5	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	89	534	

LAND DESCRIPTION

TOTAL OB/XF 5,402

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	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