BLOCK 143 LOT N1/2 OF 7
IN OR 2085/1401
CITY OF FDNA BEACH

VEAL PURDENCIA L/E/
511 S 10TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0143-0071

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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

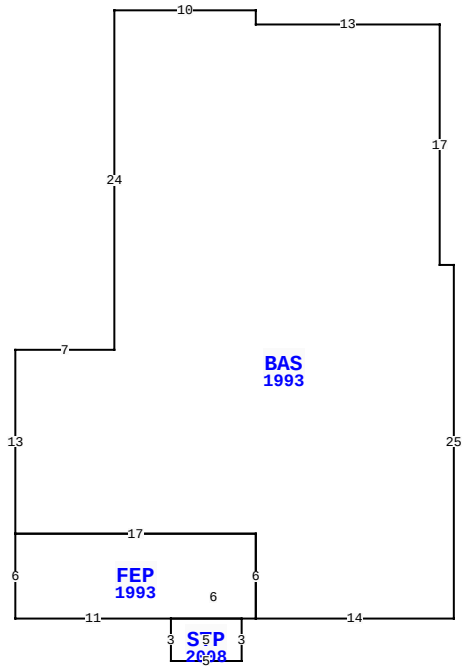
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,032	100	1993	1,032	71,336
FEP	102	80	1993	82	5,668
STP	15	10	2008	2	138
TOTALS	1,149			1,116	77,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,116	88.6160	88.62	98,900	1950	1980	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 0 Heated Area: 1032 HX Base Yr



511 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		77,142
TOTAL MARKET OB/XF VALUE		111
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		212,253
SOH/AGL Deduction		180,697
ASSESSED VALUE		31,556
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		6,556
TOTAL JUST VALUE		212,253
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081391	REPAIR/RRF	1,800	09/09/2008
984551	REPAIR/RRF	2,000	11/20/1998
3165	XFOB	1,000	03/19/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2085/1401	10/20/2016	WD	U	I	11	100
GRANTOR: VEAL PURDENCIA						
GRANTEE: VEAL MICHAEL B ET A						
0838/0840	6/19/1998	QC	Q	I	06	100
GRANTOR: VEAL WILLIAM R						
GRANTEE: VEAL PURDENCIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 N1 W10 S24 W7 S13 FEP=[YR=1993] S6 E11
STP=[YR=2008] S3 E5 N3 W5$ E6 N6 W17$ E17 S6 E14 N25 W1 N17$.

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	100	19	3	57.00	SF	6.50	6.50	100	1980	1980	3	30	111	

LAND DESCRIPTION

TOTAL OB/XF 111

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 05/17/2019 BY DJA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS