BLOCK 146 LOT N1/2 OF 5
IN OR 1064/424
CITY OF FDNA BEACH

MITCHELL MARQUETTA V
96972 BLACKROCK ROAD
YULEE, FL 32097

2025

00-00-31-1800-0146-0051

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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	03	Quality Level 03

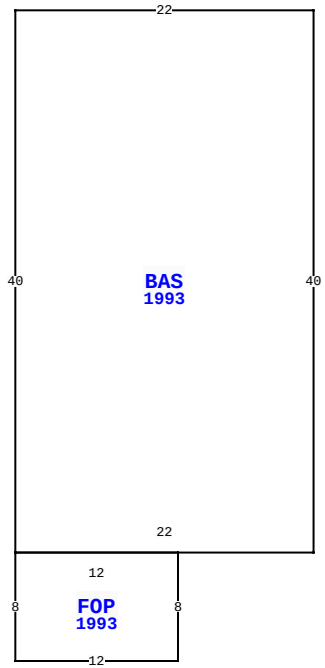
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100	1993	880	78,779
FOP	96	30	1993	29	2,596
TOTALS	976			909	81,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	909	116.6400	116.64	106,026	1935	1960	0	0	0	23.25	76.75

1 SINGLE FAM – 0% - 0 Heated Area: 880 HX Base Yr



625 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	81,375
TOTAL MARKET OB/XF VALUE	120
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	216,495
SOH/AGL Deduction	69,723
ASSESSED VALUE	146,772
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,772
TOTAL JUST VALUE	216,495
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111153	H/AC	1,500	07/14/2011
20051468	ELEC OTHER	1,000	03/28/2005
20033686	H/AC	2,000	08/18/2003
20021602	REMODEL	1,000	09/16/2002
20021603	REMODEL	1,000	09/16/2002
20021459	REMODEL	10,000	08/26/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1064/0424	6/20/2002	QC	Q	I	01	100
GRANTOR: MITCHELL GLYNN B & LO						
GRANTEE: MITCHELL MARQUETTA						
1051/0082	4/22/2002	WD	Q	I		13,500
GRANTOR: SESSIONS GEORGIA						
GRANTEE: MITCHELL GLYNN B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S40 FOP=[YR=1993] S8 E12 N8 W12$ E22 N40$.

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	1242	WD DECK A	0	0	10	6	60.00	SF	10.00	10.00	100	2003	2003	3	20	120	

LAND DESCRIPTION

TOTAL OB/XF 120

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		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