BLOCK 146 N1/2 OF LOT 6
CITY OF FDNA BEACH

A&O BUILDERS LLC
70 CAIDEN DRIVE
PONTE VEDRA BEACH, FL 32081

2025

00-00-31-1800-0146-0061

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	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	01	Quality Level 01

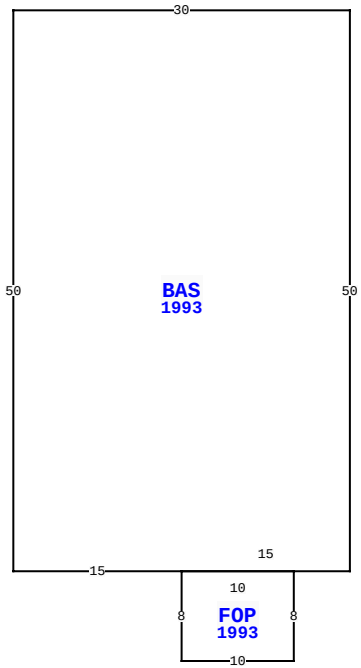
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1993	1,500	30,696
FOP	80	30	1993	24	491
TOTALS	1,580			1,524	31,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,524	96.3000	96.30	146,761	1943	1943	0	0	35	43.75	21.25

1 SINGLE FAM – 0% - 2025 Heated Area: 1500 HX Base Yr



619 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	31,187
TOTAL MARKET OB/XF VALUE	2,564
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	168,751
SOH/AGL Deduction	0
ASSESSED VALUE	168,751
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	168,751
TOTAL JUST VALUE	168,751
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0876	RENO	30,000	02/11/2025
20010328	REPAIR/RRF	10,000	02/23/2001
B969709	REMODEL	800	03/29/1996
B9314	REPAIR/RRF	2,100	09/21/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2752/1487	11/08/2024	WD	Q	I	01	190,000
GRANTOR: MOORE GLENN						
GRANTEE: A&O BUILDERS LLC						
2724/865	5/10/2024	QC	U	I	11	100
GRANTOR: HOLCEY MARK C						
GRANTEE: MOORE GLENN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S50 E15 FOP=[YR=1993] S8 E10 N8 W10$ E15 N50$.

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	580.00	SF	6.50	6.50	100	1995	1995	3	68	2,564	

LAND DESCRIPTION

TOTAL OB/XF 2,564

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 06/24/2025 BY HS Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS