BLOCK 146 N1/2 OF LOT 8
IN OR 2223/233
CITY OF FDNA BEACH

JAMESON TOM WADE/SCHINELLA PATRICK J
603 S 10TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0146-0081

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	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

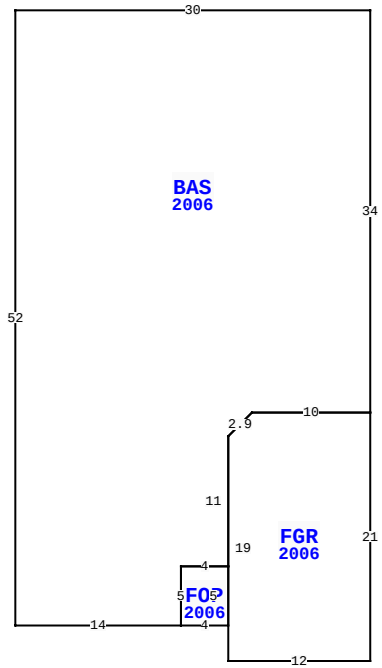
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,326	100	2006	1,326	138,606
FGR	250	55	2006	138	14,425
FOP	20	30	2006	6	627
TOTALS	1,596			1,470	153,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,470	114.2400	114.24	167,933	2006	2006	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1326 HX Base Yr 2019



603 S 10TH ST, FERNANDINA BEACH

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

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	6	8	48.00	SF	6.50	6.50	100	2006	2006	3	86	268	
2	0810	CONCRETE A	0	100	55	8	440.00	SF	6.50	6.50	100	2006	2006	3	86	2,460	
3	0810	CONCRETE A	0	100	9	4	36.00	SF	6.50	6.50	100	2006	2006	3	86	201	
4	0479	VF PICKET	0	100	0	0	157.00	LF	10.00	10.00	100	2009	2009	3	74	1,162	
5	0476	VF 6 SBPL	0	100	0	0	125.00	LF	32.00	32.00	100	2006	2006	3	66	2,640	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2006	2006	3	66	198	
7	0476	VF 6 SBPL	0	100	0	0	30.00	LF	16.00	16.00	100	2006	2006	3	66	317	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		153,659
TOTAL MARKET OB/XF VALUE		7,246
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		295,905
SOH/AGL Deduction		126,268
ASSESSED VALUE		169,637
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		118,915
TOTAL JUST VALUE		295,905
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053203	H/AC	5,000	12/16/2005
20052887	OTHER	7,000	10/20/2005
20052731	NEW CONSTR	114,000	09/26/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2223/0233	9/12/2018	WD	Q	I	01	197,000
GRANTOR: ALLEN MARCIA J						
GRANTEE: JAMESON TOM WADE &						
1428/0148	7/14/2006	WD	Q	I		186,000
GRANTOR: E S BONEY & ASSOCIATE						
GRANTEE: ALLEN MARCIA J						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N21 BAS=[YR=2006] N34 W30 S52 E14 FOP=[YR=2006] E4 N5 W4 S5$N5 E4 N11 U2 R2 E10$W10 D2 L2 S19 E12$.

LAND DESCRIPTION

TOTAL OB/XF 7,246

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