BLOCK 155 LOTS 28 29 & 30
CITY OF FDNA BEACH

SESSIONS LETONY G
705 S 10TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0155-0290

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

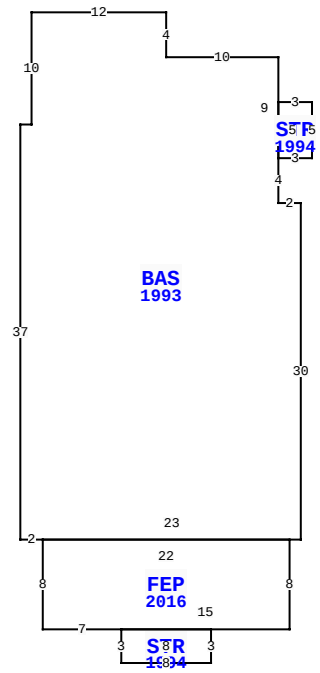
Quality	02	Quality Level 02	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,091	100	1993	1,091	91,093
FEP	176	80	2016	141	11,773
STR	15	10	1994	2	167
STR	24	10	1994	2	167
TOTALS	1,306			1,236	103,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,236	103.7210	103.72	128,198	1945	1985	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 2012 Heated Area: 1091 HX Base Yr 2012



705 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		103,199
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		202,500
TOTAL MARKET VALUE		305,699
SOH/AGL Deduction		234,821
ASSESSED VALUE		70,878
TOTAL EXEMPTION VALUE	HX HB	45,878
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		305,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6384	RE-ROOF	3,600	02/22/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1994/0552	7/11/2015	QC	U	V	11	5,300
GRANTOR: MEGER BRUCE E & CHARL						
GRANTEE: SESSIONS LETONY A						
1771/0854	12/30/2011	QC	U	I	11	100
GRANTOR: SESSIONS BEN D						
GRANTEE: SESSIONS LETONY G &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N4 STR=[YR=1994] E3N5W3S5 $ N9W10N4W12S10W1 S37E2 FEP=[YR=2016] S3E8N3W8$ E15N8W22$ E23N30$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	202,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 202,500 Market: 0 Agricultural: 0 Common: 202,500 PRINTED 07/30/2025 BY SYS