BLOCK 155 LOTS 31 & 32
IN OR 1558/334
CITY OF FDNA BEACH

AMELIA COTTAGE TRST/HOME BUYERS OF FLA LLC TRUSTEE
2910 KERRY FOREST PKWY, BLDG D-4 #127
TALLAHASSEE, FL 32309

2025

00-00-31-1800-0155-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
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

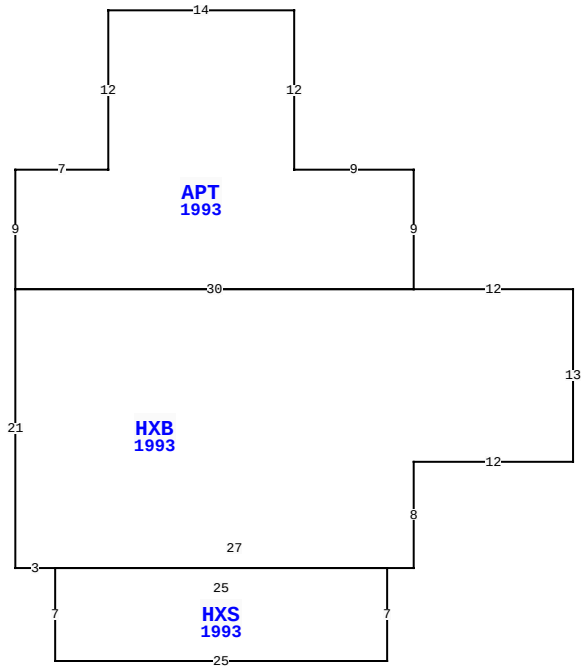
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	438	100	1993	438	33,996
HXB	786	100	1993	786	61,007
HXS	175	40	1993	70	5,433
TOTALS	1,399			1,294	100,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,294	89.7750	118.50	153,339	1946	1960	0	0	0	34.50	65.50

1 DUPLEX – 0% - 0 Heated Area: 1224 HX Base Yr



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

701 S 10TH ST A&B, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	100,437
TOTAL MARKET OB/XF VALUE	864
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	236,301
SOH/AGL Deduction	104,142
ASSESSED VALUE	132,159
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,159
TOTAL JUST VALUE	236,301
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060801	OTHER	2,000	04/20/2006
20060514	REMODEL	2,400	03/14/2006
6415	REPAIR/RRF	1,500	03/01/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1558/0334	3/28/2008	TD	Q	I	06	100
GRANTOR: WILLIAMS H E TRUSTEE						
GRANTEE: HOME BUYERS OF FLA						
1497/1400	5/08/2007	WD	U	I	23	92,500
GRANTOR: BRUNER JAMES						
GRANTEE: WILLIAMS H E TRUSTE						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1993] W12 APT=[YR=1993] N9W9N12W14 S12W7S9E30$
W30S21E3 HXS=[YR=1993] S7 E25 N7 W25 $ E27 N8E12 N13 $.

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	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	1986	1986	3	20	864	

LAND DESCRIPTION

TOTAL OB/XF 864

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	000800	C	MULTI-FAMILY	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 05/17/2019 BY DJA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS