BLOCK 156 LOTS 11 & 12
IN OR 556/56 & OR 1782/654
CITY OF FDNA BEACH

WILLIAMS WILLIE & ROSE ANN
791 GROVE PARK CIRCLE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0156-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 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	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
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

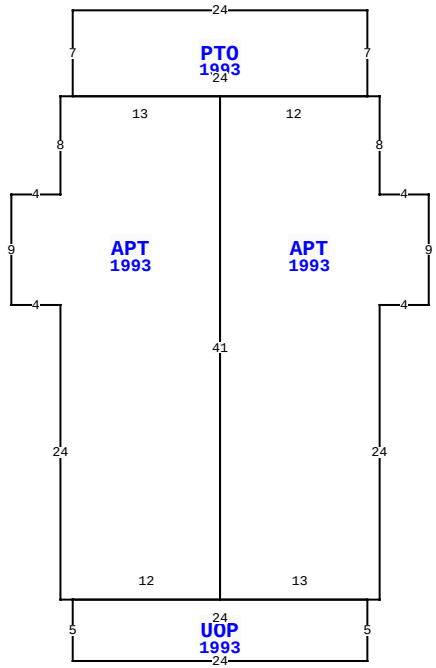
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	569	100	1993	569	11,514
APT	569	100	1993	569	11,514
PTO	168	5	1993	8	162
UOP	120	20	1993	24	486
TOTALS	1,426			1,170	23,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,170	87.9800	87.98	102,937	1945	1945	0	0	30	47.00	23.00

1 SINGLE FAM – 0% - 0 Heated Area: 1138 HX Base Yr



722 S 10TH ST A&B, 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	23,676
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	158,676
SOH/AGL Deduction	75,910
ASSESSED VALUE	82,766
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,766
TOTAL JUST VALUE	158,676
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111789	REPAIR/RRF	2,000	10/06/2011
5221	REPAIR/RRF	900	02/15/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1782/0654	10/12/2011	QC	U	I	11	100
GRANTOR: SIMMONS EVETT L						
GRANTEE: WILLIAMS WILLIE & R						
0556/0056	11/01/1988	WD	Q	I		9,000
GRANTOR: EDITH BROWN P/R						
GRANTEE: WILLIAMS & SIMMONS						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W1 PTO=[YR=1993] N7W24S7E24$ W12 APT=[YR=1993] W13 S8 W4 S9 E4 S24 E1UOP=[YR=1993] S5 E24 N5 W24$ E12N41$ S41E13 N24E4 N9 W4N8$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	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 06/12/2020 BY DJA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS