BLOCK 158 LOTS 17 18 & 19
CITY OF FDNA BEACH

FAISON JOCELYN L FAMILY TRUST
4045 HOLLOW SPRING TRAIL
LOGANVILLE, GA 30052

2025

00-00-31-1800-0158-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

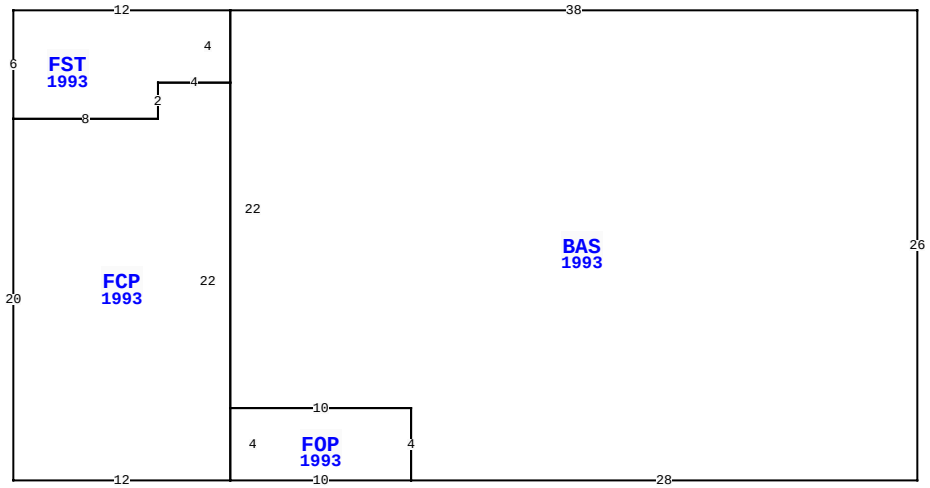
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	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	948	100	1993	948	82,228
FCP	248	25	1993	62	5,378
FOP	40	30	1993	12	1,041
FST	64	55	1993	35	3,036
TOTALS	1,300			1,057	91,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,057	107.7490	107.75	113,892	1976	1985	0	0	0	19.50	80.50

1 SINGLE FAM – 0% - 0 Heated Area: 948 HX Base Yr



829 S 10TH ST, 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	91,683
TOTAL MARKET OB/XF VALUE	494
TOTAL LAND VALUE - MARKET	172,125
TOTAL MARKET VALUE	264,302
SOH/AGL Deduction	73,457
ASSESSED VALUE	190,845
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,845
TOTAL JUST VALUE	264,302
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2554/0895	4/04/2022	QC	U	I	11	100
GRANTOR: FAISON JOCELYN L & DA						
GRANTEE: FAISON JOCELYN LEON						
2188/1363	3/21/2018	QC	U	I	11	100
GRANTOR: FAZEDPOSH LLC						
GRANTEE: FAISON JOCELYN L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 FST=[YR=1993] W12 S6 FCP=[YR=1993] S20 E12 FOP=[YR=1993] E10 N4 W10S4$ N22W4 S2 W8$ E8 N2 E4 N4$ S22 E10 S4 E28 N26$.

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	21	12	252.00	SF	6.50	6.50	100	1976	1976	3	26	426	
2	0810	CONCRETE A	0	0	10	4	40.00	SF	6.50	6.50	100	1976	1976	3	26	68	

LAND DESCRIPTION

TOTAL OB/XF 494

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	75.00	100.00	75.00	FF		1.00	1.00	0.85	2,700.00	2,295.00	172,125							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 172,125 Market: 0 Agricultural: 0 Common: 172,125 PRINTED 07/30/2025 BY SYS