BLOCK 158 LOTS 26 27 28
IN OR 1675/788 CASE #09-CA-931
CITY OF FDNA BEACH

KIRTSEY LARRY A SR
809 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0158-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

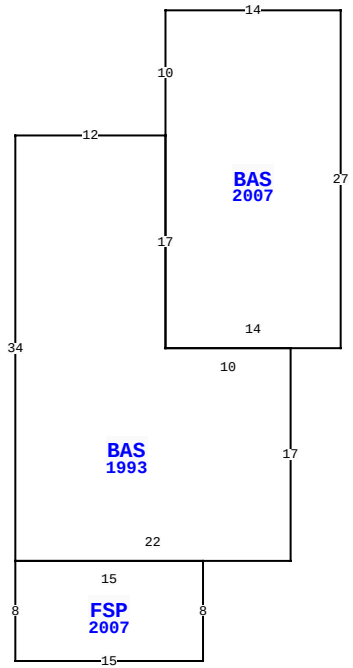
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 90
Interior Floo	14	CARPET 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
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	578	100	1993	578	33,854
BAS	378	100	2007	378	22,140
FSP	120	40	2007	48	2,811
TOTALS	1,076			1,004	58,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,004	87.4152	87.42	87.770	1900	1960	0	0	0	33.00	67.00

1 SINGLE FAM – 100% - 1998 Heated Area: 956 HX Base Yr 1998



809 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		58,806
TOTAL MARKET OB/XF VALUE		3,335
TOTAL LAND VALUE - MARKET		172,125
TOTAL MARKET VALUE		234,266
SOH/AGL Deduction		173,997
ASSESSED VALUE		60,269
TOTAL EXEMPTION VALUE	HX HB DX SX	60,269
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		234,266
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101406	REMODEL	4,500	08/24/2010
20100307	H/AC	2,500	02/18/2010
6873	REPAIR/RRF	1,500	01/20/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14 S10 BAS=[YR=1993] W12 S34 FSP=[YR=2007] S8 E15 N8 W15$ E22 N17 W10 N17$ S17 E14 N27$.

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	45	15	675.00	SF	6.50	6.50	100	1960	1960	3	20	878	
2	0810	CONCRETE A	0	100	70	4	280.00	SF	6.50	6.50	100	1960	1960	3	20	364	
3	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1995	1995	3	20	1,152	
4	0510	GARAGE WD-	0	100	20	12	240.00	SF	19.60	19.60	100	1995	1995	3	20	941	

LAND DESCRIPTION

TOTAL OB/XF 3,335

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

REVIEW DATE 05/17/2019 BY DJA Total Acres: 0.00 Total Land Value: 172,125 Market: 0 Agricultural: 0 Common: 172,125 PRINTED 07/30/2025 BY SYS