BLOCK 168 LOTS 17 18 & 19
IN OR 2539/1385
CITY OF FDNA BEACH

RESICAP FLORIDA OWNER II LLC
3630 PEACHTREE RD NE STE 1500
ATLANTA, GA 30326

2025

00-00-31-1800-0168-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

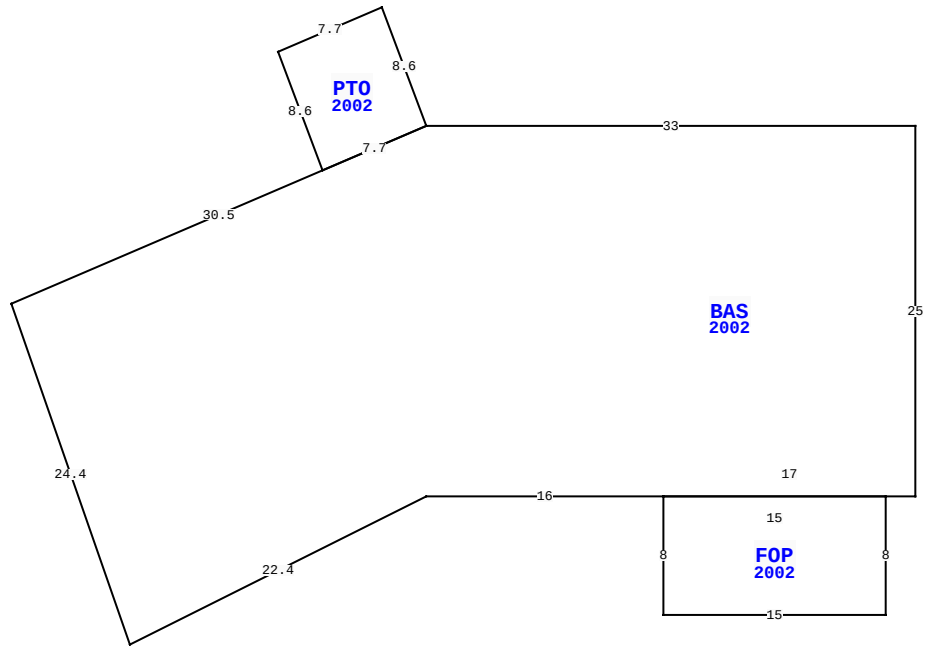
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
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
BAS	1,445	100	2002	1,445	143,780
FOP	120	30	2002	36	3,582
PTO	65	5	2002	3	298
TOTALS	1,630			1,484	147,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,484	111.8000	111.80	165,911	2002	2002	0	0	0	11.00	89.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1445 HX Base Yr



931 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	147,661
TOTAL MARKET OB/XF VALUE	4,264
TOTAL LAND VALUE - MARKET	202,500
TOTAL MARKET VALUE	354,425
SOH/AGL Deduction	12,944
ASSESSED VALUE	341,481
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	341,481
TOTAL JUST VALUE	354,425
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	310,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0220212	NEW CONSTR	3,000	02/06/2002
020140	NEW CONSTR	35,000	01/30/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2539/1385	2/15/2022	WD	Q	I	01	367,000
GRANTOR: FLOYD CASSANDRA &						
GRANTEE: RESICAP FLORIDA OWN						
1737/0384	5/04/2011	WD	U	I	11	100
GRANTOR: FLOYD ELIZA						
GRANTEE: BROWN YVONNE ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W33 PTO=[YR=2002] U8 L3 L7 D3 D8 R3 R7 U3 $ D12 L28 D23 R8 R20 U10 E16 FOP=[YR=2002] S8E15 N8W15$ E17N25$.

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	82	10	820.00	SF	6.50	6.50	100	2002	2002	3	80	4,264	

LAND DESCRIPTION

TOTAL OB/XF 4,264

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		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 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 202,500 Market: 0 Agricultural: 0 Common: 202,500 PRINTED 07/30/2025 BY SYS