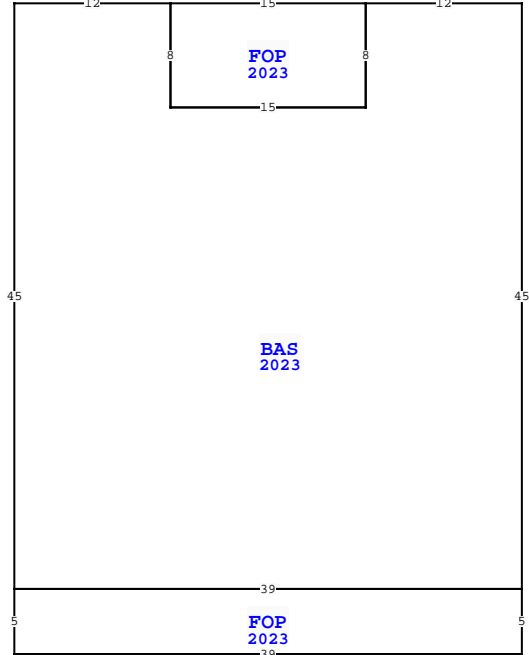


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	30 VINYL 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	13 LVT/LAMMT 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
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	1,635	100	2023	1,635	175,697
FOP	120	30	2023	36	3,869
FOP	195	30	2023	58	6,233
TOTALS	1,950			1,729	185,798

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,729	108.0000	108.00	186,732	2022	2022	0	0	0.50	99.50
2 SINGLE FAM - 100% - 2025 Heated Area: 1635 HX Base Yr 2025											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			185,798
TOTAL MARKET OB/XF VALUE			4,813
TOTAL LAND VALUE - MARKET			172,125
TOTAL MARKET VALUE			362,736
SOH/AGL Deduction			0
ASSESSED VALUE			362,736
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			312,014
TOTAL JUST VALUE			362,736
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			322,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			08/30/2022
20211610	NEW CONSTR	0	12/01/2021
20210075	DEMOLITION	0	08/17/2021
20121082	RE-ROOF	1,500	06/11/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2692/1022	2/02/2024	WD	U	I	38	400,000
GRANTOR: MCCOY MERCHELL						
GRANTEE: EVANS XUEMEI						
0466/0281	9/01/1985	WD	U	I		100
GRANTOR:						
GRANTEE:						

EXTRA FEATURES																	
L N	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	2	100	0	0			748.00	SF	6.50				99	4,813	

923 S 10TH ST, FERNANDINA BEACH

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

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS=[YR=2023;ORIG=100,10] W12 S8 W15 N8 W12 S45 E39 N45 \$														
FOP=[YR=2023;ORIG=61,55] E39 S5 W39 N5 \$														
FOP=[YR=2023;ORIG=73,10] E15 S8 W15 N8 \$														

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	R-2	75.00	100.00	75.00	FF		1.00	1.00	0.85	2,700.00	2,295.00	172,125							