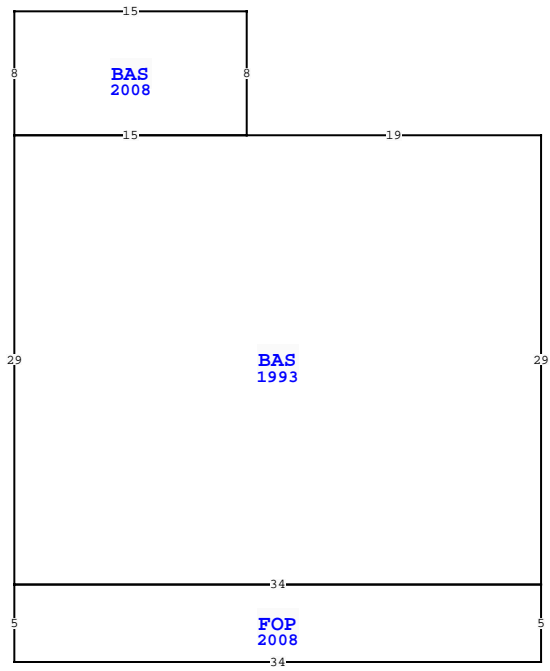


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	27	PREFIN MTL 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	01	NONE 100	
Heating Type	01	NONE 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	01	Quality Level 01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1009.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	986	100	1993
BAS	120	100	2008
FOP	170	30	2008
TOTALS	1,276		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,157	85.5000	85.50	98,924	1974	1974	0	0	10	20.80	69.20
1 SINGLE FAM - 0% - 0 Heated Area: 1106 HX Base Yr												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			68,455
TOTAL MARKET OB/XF VALUE			720
TOTAL LAND VALUE - MARKET			135,000
TOTAL MARKET VALUE			204,175
SOH/AGL Deduction			48,545
ASSESSED VALUE			155,630
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			155,630
TOTAL JUST VALUE			204,175
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			176,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091603	REPAIR/RRF	2,500	11/23/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2280/1631	6/10/2019	WD	Q	I	01	112,500
GRANTOR: HOPKINS LAND TRUST						
GRANTEE: MITCHELL JARELL D						
2222/1809	9/11/2018	WD	Q	I	01	70,000
GRANTOR: TKJK HOMES LLC						
GRANTEE: HOPKINS LAND TRUST						

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
1	0810	CONCRETE A	0	0	41	10		6.50	100	1977	1977	3 27
919 S 10TH ST, FERNANDINA BEACH												
TOTALS 1,276 1,157 68,455												

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

BUILDING DIMENSIONS			
BAS=[YR=1993] W19 BAS=[YR=2008] N8W15S8E15 SW15 S29			
FOP=[YR=2008] S5E34N5W34\$ E34 N29\$.			

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	0		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	135,000								