BLOCK 170 LOTS 3 4
CASE #12-CP-249 OR 1833/1625
CITY OF FDNA BEACH

COLEMAN EUGENE
1006 S 10TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0170-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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

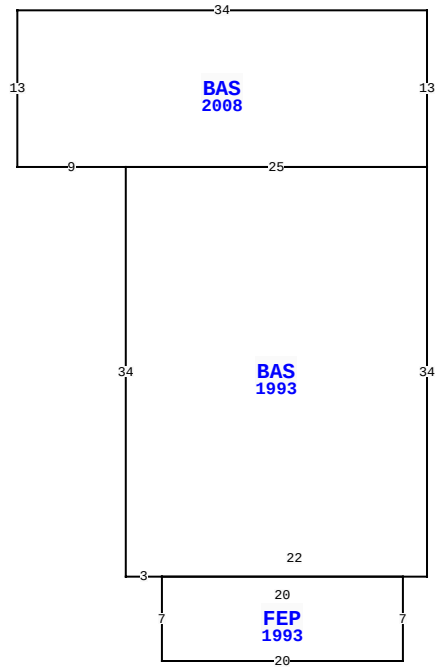
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	850	100	1993	850	76,205
BAS	442	100	2008	442	39,626
FEP	140	80	1993	112	10,041
TOTALS	1,432			1,404	125,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,404	107.6920	107.69	151,197	1946	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 2013 Heated Area: 1292 HX Base Yr 2013



1006 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		125,872
TOTAL MARKET OB/XF VALUE		198
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		261,070
SOH/AGL Deduction		183,768
ASSESSED VALUE		77,302
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		26,580
TOTAL JUST VALUE		261,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131166	MTLROOF	6,500	05/23/2013
20102067	H/AC	1,800	12/03/2010
20062566	REMODEL	1,400	11/17/2006
4584	ADDITION	5,000	12/01/1987
4476	REPAIR/RRF	600	09/15/1987

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W34S13E9 BAS=[YR=1993] S34E3 FEP=[YR=1993] S7E20N7W20$E22 N34W25$ E25N13$.

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	1242	WD DECK A	0	100	6	6	36.00	SF	10.00	10.00	100	2013	2013	3	55	198	

LAND DESCRIPTION

TOTAL OB/XF 198

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	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	135,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS