BLOCK 170 LOTS 15 & 16
CITY OF FDNA BEACH

GLYNN LOVEY LLC
96972 BLACKROCK RD
YULEE, FL 32097

2025

00-00-31-1800-0170-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

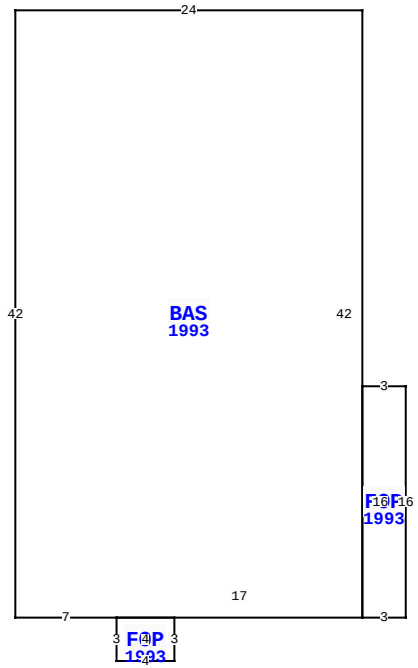
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	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	1,008	100	1993	1,008	70,676
FOP	12	30	1993	4	281
FOP	48	30	1993	14	982
TOTALS	1,068			1,026	71,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,026	104.6520	104.65	107,371	1977	1980	0	0	0	33.00	67.00

1 SINGLE FAM – 0% - 0 Heated Area: 1008 HX Base Yr



1030 S 10TH ST, FERNANDINA BEACH

BLD DATE	04/04/2014 KK	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	71,939
TOTAL MARKET OB/XF VALUE	632
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	207,571
SOH/AGL Deduction	11,625
ASSESSED VALUE	195,946
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,946
TOTAL JUST VALUE	207,571
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2535/1969	9/09/2021	WD	U	I	11	100
GRANTOR: MITCHELL GLENN B						
GRANTEE: GLYNN LOVEY LLC						
0946/1936	8/28/2000	WD	Q	I	06	31,500
GRANTOR: SMITH FREDERICK D						
GRANTEE: MITCHELL GLENN B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24S42E7 FOP=[YR=1993] S3E4 N3W4$E17
FOP=[YR=1993] E3N16W3S16$ N42$.

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	40	9	360.00	SF	6.50	6.50	100	1977	1977	3	27	632	

LAND DESCRIPTION

TOTAL OB/XF 632

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	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 05/21/2019 BY DJA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS