BLOCK 171 LOTS 19 20 21 &
S1/2 OF LOT 22
IN OR 2080/1894

OLSON FAMILY LIVING TRUST/OLSON THOMAS WALTER TRUS
1023 S 10TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0171-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

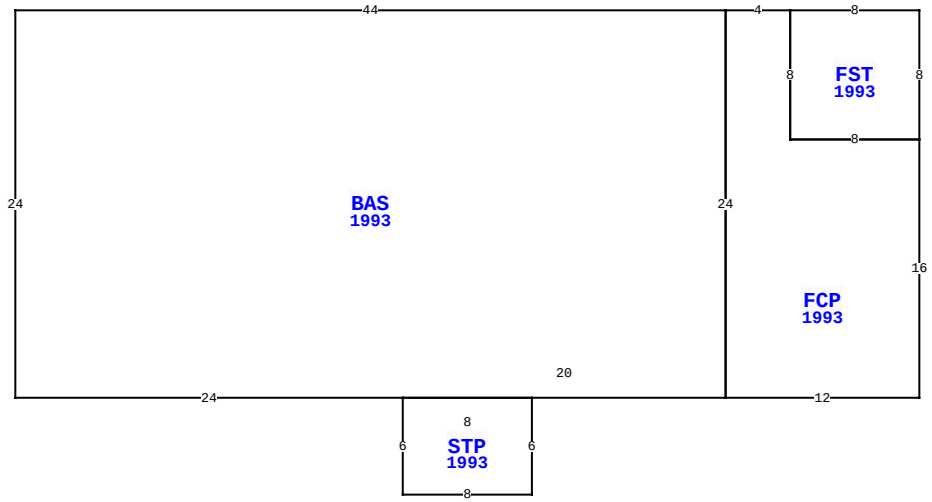
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,056	100	1993	1,056	101,226
FCP	224	25	1993	56	5,368
FST	64	55	1993	35	3,355
STP	48	10	1993	5	479
TOTALS	1,392			1,152	110,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,152	114.7980	114.80	132,250	1986	1986	0	0	0	16.50	83.50

1 SINGLE FAM – 0% - 0 Heated Area: 1056 HX Base Yr



1023 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	110,429
TOTAL MARKET OB/XF VALUE	1,546
TOTAL LAND VALUE - MARKET	212,625
TOTAL MARKET VALUE	324,600
SOH/AGL Deduction	109,778
ASSESSED VALUE	214,822
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	214,822
TOTAL JUST VALUE	324,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3605	NEW CONSTR	30,000	02/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2080/1894	10/27/2016	SW	U	I	12	87,000
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: OLSON FAMILY LIVING						
2043/1979	5/05/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK N						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W8 FCP=[YR=1993] W4 BAS=[YR=1993] W44 S24 E24 STP=[YR=1993] S6 E8 N6 W8 $ E20 N24 $ S24 E12 N16 W8 N8 $ S8 E8 N8 $.

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	47	10	470.00	SF	6.50	6.50	100	1986	1986	3	47	1,436	
2	0810	CONCRETE A	0	0	13	3	36.00	SF	6.50	6.50	100	1986	1986	3	47	110	

LAND DESCRIPTION

TOTAL OB/XF 1,546

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	87.00	100.00	87.50	FF		1.00	1.00	0.90	2,700.00	2,430.00	212,625							

REVIEW DATE 05/17/2019 BY DJA Total Acres: 0.00 Total Land Value: 212,625 Market: 0 Agricultural: 0 Common: 212,625 PRINTED 07/30/2025 BY SYS