

MAZURSKY DON A & MARIA J
2298 SOUTH FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

03VINYL 100

Roof Structure

03GABLE/HIP 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floor

13LVT/LAMNT 90

Interior Floor

11CLAY TILE 10

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

3 100

Bathrooms

1.5 100

Frame

02WOOD FRAME 100

Stories

1.

Units

0 100

BUD8 Adjustme

02DIST FB 100

Occupancy

00NONE 100

Quality

03Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA01

NEIGHBORHOOD/LOC

1009.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,040

100

1993

1,040

141,950

FCP

240

25

1993

60

8,189

FOP

20

30

1993

6

819

FOP

27

30

1993

8

1,092

UST

72

45

1993

32

4,368

TOTALS

1,399

1,146

156,418

EXTRA FEATURES

1019 S 10TH ST, FERNANDINA BEACH

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

0 0

48 10

480.00 SF

6.50

6.50

100

1986

1986

3

47

1,466

2

0810

CONCRETE A

0 0

11 3

33.00 SF

6.50

6.50

100

1986

1986

3

47

101

LAND DESCRIPTION

TOTAL OB/XF1,567

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

0006

R-2

87.00

100.00

87.50

FF

1.00

1.00

0.80

2,700.00

2,160.00

189,000

REVIEW DATE

05/17/2019

BY

DJA

Total Acres:

0.00

Total Land Value:

189,000

Market:

0

Agricultural:

0

Common:

189,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDDORCODEMAP NUMNEIGHBORHOOD/LOC

0900011,146119.8860158.25181,3541986199600013.7586.25

1 SNGL FAM - 0% - 2023

Heated Area: 1040

HX Base Yr

Basement

FOP 1993

Basement

UST 1993

Basement

FCP 1993

Basement

FUP 1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYTax Group: 2Tax Dist:BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL MARKET VALUETOTAL LAND VALUE - MARKETSOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

STANDARD156,4181,567189,000346,98511,888335,0970335,097346,98500304,634

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYRSN CD SALE PRICE

2547/01273/15/2022WDQI01316,000

GRANTOR: ICO EQUITY SOLUTIONS

GRANTEE: MAZURSKY DON A & MA

1679/02315/26/2010TDUI30100

GRANTOR: ICO EQUITY SOLUTIONS

GRANTEE: ICO EQUITY SOLUTION

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W12 BAS=[YR=1993] W8 FOP=[YR=1993] N3W9S3E9SW32 S26 E24 FOP=[YR=1993] S4E5N4W5\$E16 FCP=[YR=1993] E12 N20 W12 S20 \$ N26 \$ S6 E12 N6 \$.