BLOCK 182 SUB C & D OF LOT 1
IN OR 2090/312
CITY OF FDNA BEACH PB 1/25

BAILEY JAMES & JEANNEMARIE B
1106 S 10TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0182-001C

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

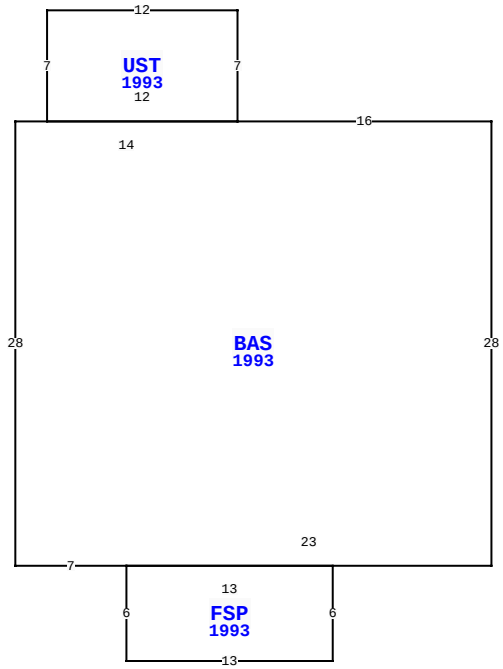
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	1993	840	96,414
FSP	78	40	1993	31	3,558
UST	84	45	1993	38	4,362
TOTALS	1,002			909	104,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	909	125.4420	125.44	114,025	1957	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2021 Heated Area: 840 HX Base Yr 2021



1106 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	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		104,333
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		239,333
SOH/AGL Deduction		85,555
ASSESSED VALUE		153,778
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,056
TOTAL JUST VALUE		239,333
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081805	OTHER	650	12/10/2008
20080388	ELEC OTHER	500	03/13/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2090/0312	12/15/2016	WD	Q	I	01	116,100
GRANTOR: EDWARD LAWRENCE VENTU						
GRANTEE: BAILEY JAMES & JEAN						
1952/1204	12/02/2014	WD	U	I	11	100
GRANTOR: JONES EDWARD T						
GRANTEE: EDWARD LAWRENCE VEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 UST=[YR=1993] N7 W12 S7 E12 $ W14 S28 E7
FSP=[YR=1993] S6 E13 N6 W13 $ E23 N28 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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