BLOCK 182 SUB LOTS A & B
OF LOT 2
CITY OF FDNA BEACH PB 1/25

MCGOWEN JACQUELINE
1112 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0182-002A

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

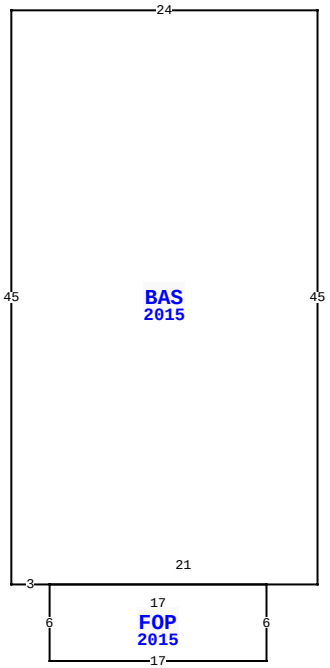
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2015	1,080	137,760
FOP	102	30	2015	31	3,954
TOTALS	1,182			1,111	141,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,111	132.8710	132.87	147,619	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1080 HX Base Yr 2025



1112 S 10TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		141,714
TOTAL MARKET OB/XF VALUE		37
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		276,751
SOH/AGL Deduction		0
ASSESSED VALUE		276,751
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		226,029
TOTAL JUST VALUE		276,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152333	CO ISSUED	0	06/03/2015
20142333	NEW CONSTR	115,814	10/30/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2750/75	11/13/2024	WD	U	I	17	325,000
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: MCGOWEN JACQUELINE						
2699/855	3/12/2024	WD	U	I	17	31,300
GRANTOR: CAMACHO MARJORIE & LA						
GRANTEE: NASSAU HABITAT FOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W24 S45 E3 FOP=[YR=2015] S6 E17 N6 W17$ E21 N45$.

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	100	2	3	6.00	SF	6.50	6.50	100	2015	2015	3	95	37	

LAND DESCRIPTION

TOTAL OB/XF 37

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		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 06/12/2020 BY DJA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS