BLOCK 182 SUB LOTS C & D
OF LOT 2
CITY OF FDNA BEACH PB 1/25

REMUS RODNEY ZAINE JR
1116 S 10TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0182-002C

BUILDING CHARACTERISTICS

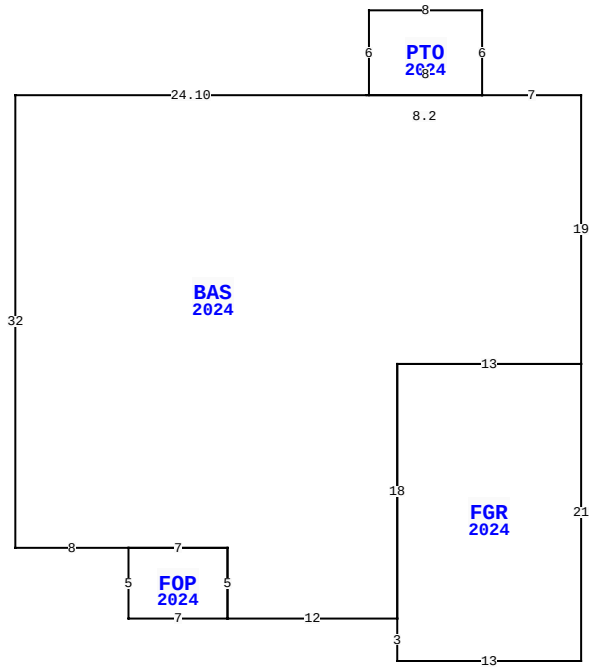
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,171	100	2024	1,171	203,356
FGR	273	55	2024	150	26,049
FOP	35	30	2024	10	1,737
PTO	48	5	2024	2	347
TOTALS	1,527			1,333	231,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,333	131.5600	173.66	231,489	2023	2023	0	0	0	0.00	100.00

2 SNGL FAM – 100% - 2025 Heated Area: 1171 HX Base Yr 2025



BLD DATE	04/04/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

1116 S 10TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		231,489
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		366,489
SOH/AGL Deduction		165,616
ASSESSED VALUE		200,873
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		150,151
TOTAL JUST VALUE		366,489
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230204	1480T 1180H	216,211	05/01/2023
20041247	CHNGE SRVC	2,000	07/07/2004
2023-0204			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2697/213	2/29/2024	WD	Q	I	01	430,000
GRANTOR: CARROLL JUSTIN M						
GRANTEE: REMUS RODNEY ZAINE						
2610/1392	12/29/2022	WD	Q	I	01	150,000
GRANTOR: PETERS MARK D						
GRANTEE: CAROLL JUSTIN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] U0R24.10 D0R8.2 E7 S19 W13 S18 W12 N5 W7 W8 N32 $
FOP=[YR=2024;ORIG=18,42] E7 S5 W7 N5 $
FGR=[YR=2024;ORIG=37,29] E13 S21 W13 N3 N18 $
PTO=[YR=2024;ORIG=35,4] E8 S6 W8 N6 $
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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 12/06/2023 BY TW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS