BLOCK 182 S1/2 OF LOT 3
A/K/A SUBLOTS C & D
CITY OF FDNA BEACH PB 1/25

JOHNSON BLAKE
1124 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0182-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

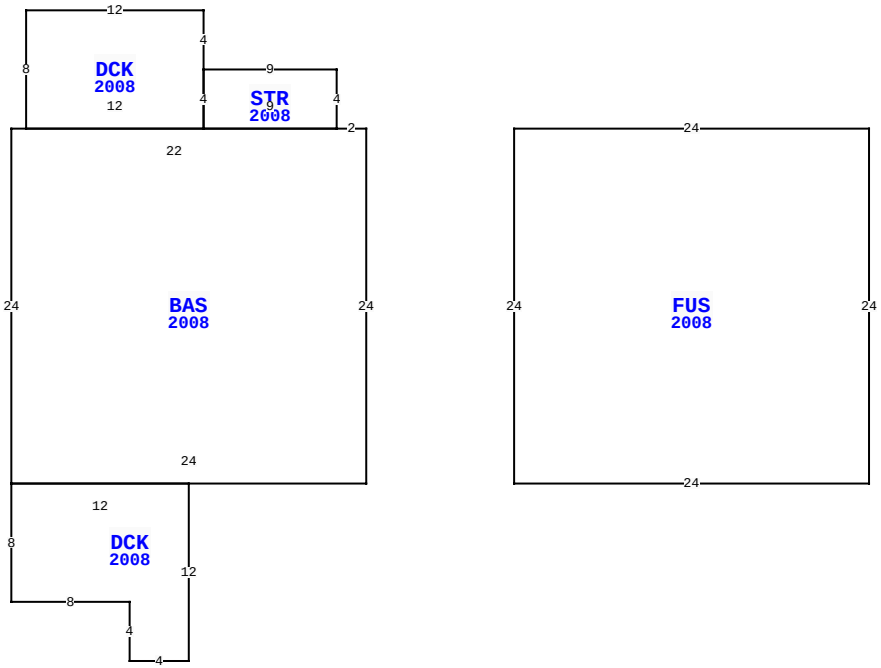
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2008	576	84,328
DCK	96	10	2008	10	1,464
DCK	112	10	2008	11	1,610
FUS	576	100	2008	576	84,328
STR	36	10	2008	4	585
TOTALS	1,396			1,177	172,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,177	135.2560	178.54	210,142	2008	2018	0	15	0	3.00	82.00

1 SNGL FAM – 100% - 2024 Heated Area: 1152 HX Base Yr 2024



1124 S 10TH ST, FERNANDINA BEACH

BLD DATE		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		172,316
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		307,316
SOH/AGL Deduction		25,194
ASSESSED VALUE		282,122
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		231,400
TOTAL JUST VALUE		307,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080245	OTHER	1,500	02/19/2008
20080119	H/AC	2,000	01/28/2008
20080120	NEW CONSTR	1,500	01/28/2008
20080095	NEW CONSTR	95,000	01/24/2008
Q0071308	NEW CONSTR	6,000	07/16/2007
20062480	H/AC	2,000	11/07/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2636/1465	5/02/2023	TD	Q	I	01	356,000
GRANTOR: 1124 S 10TH ST LAND T						
GRANTEE: JOHNSON BLAKE						
2543/0140	2/25/2022	QD	Q	I	01	250,000
GRANTOR: RE PROPERTY HOLDINGS						
GRANTEE: 1124 S 10TH ST LAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W2 STR=[YR=2008] N4W9 DCK=[YR=2008] N4W12S8E12N4$S4E9$W22 S24 DCK=[YR=2008] S8E8S4E4N12W12$E24 N24$ PTR=E10 FUS=[YR=2008] S24E24N24 W24$ W10$.

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		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