BLOCK 182 SUBLOTS A B C D OF
LOT 4
CITY OF FDNA BEACH PB 1/25

CRUZ JENNIFER NICOLE
1128 S 10TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0182-0040

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 100
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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

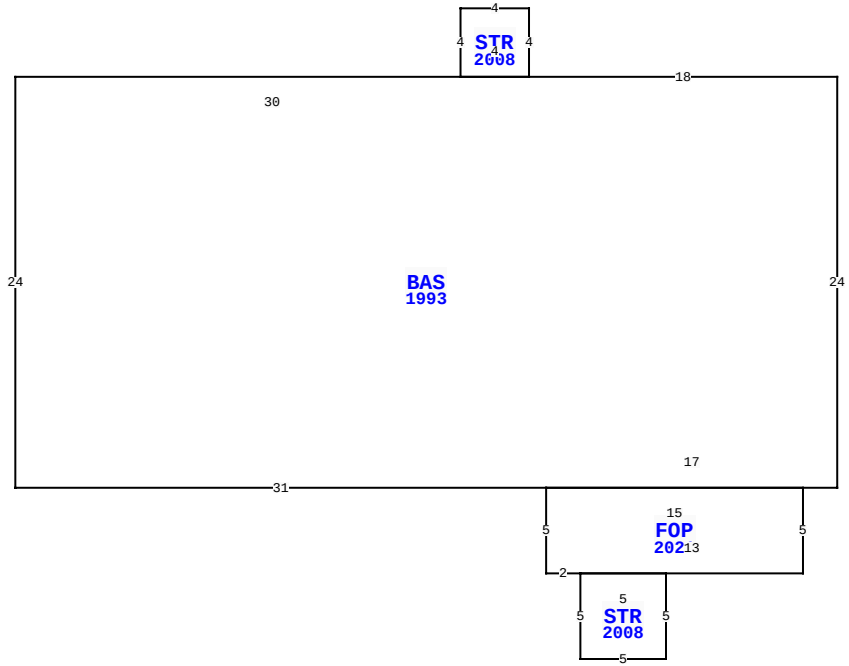
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	173,256
FOP	75	30	2021	22	3,308
STR	16	10	2008	2	301
STR	25	10	2008	2	301
TOTALS	1,268			1,178	177,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,178	129.1080	170.42	200,755	1974	2000	0	0	0	11.75	88.25

1 SNGL FAM – 100% - 2023 Heated Area: 1152 HX Base Yr 2023



BLD DATE	03/26/2015	KK	LGL DATE
XF DATE			LAND DATE 05/07/2025 MLU
INC DATE			AG DATE

1128 S 10TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		190,460
TOTAL MARKET OB/XF VALUE		6,411
TOTAL LAND VALUE - MARKET		270,000
TOTAL MARKET VALUE		466,871
SOH/AGL Deduction		64,274
ASSESSED VALUE		402,597
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		351,875
TOTAL JUST VALUE		466,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0226	MTL G 24*25	12,000	05/19/2023
20230201		12,000	05/19/2023
20090526	XFOB	3,175	04/28/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2514/0964	11/08/2021	WD	Q	I	02	363,000
GRANTOR: JOHNSON RANDY S						
GRANTEE: CRUZ JENNIFER NICOL						
2422/0130	12/31/2020	WD	Q	I	02	145,000
GRANTOR: STAFFORD DIANE M						
GRANTEE: JOHNSON RANDY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 STR=[YR=2008] N4W4S4E4$ W30S24 E31
FOP=[YR=2021] S5E2 STR=[YR=2008] S5E5N5W5$E13N5W15$E17 N24$.

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	0476	VF 6 SBPL	0	100	0	0	193.00	LF	32.00	32.00	100	2024	2023		99	6,114	
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297	

LAND DESCRIPTION

TOTAL OB/XF 6,411

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	100.00	100.00	100.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	270,000							

REVIEW DATE 02/07/2024 BY DJ Total Acres: 0.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 07/30/2025 BY SYS

BLOCK 182 SUBLOTS A B C D OF
LOT 4
CITY OF FDNA BEACH PB 1/25

CRUZ JENNIFER NICOLE
1128 S 10TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0182-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05

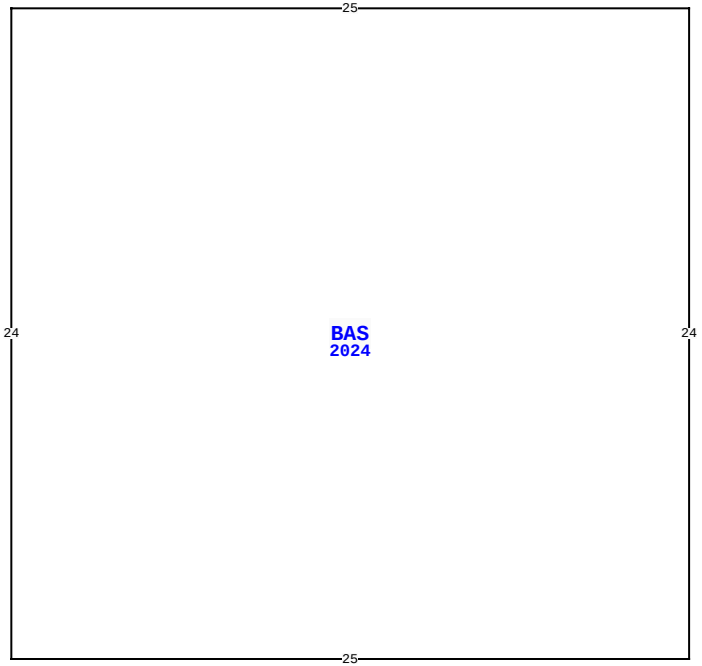
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2024	600	13,294
TOTALS	600			600	13,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	60.5000	22.38	13,428	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 600 HX Base Yr 2023



1128 S 10TH ST, FERNANDINA BEACH

BLD DATE	03/26/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		190,460
TOTAL MARKET OB/XF VALUE		6,411
TOTAL LAND VALUE - MARKET		270,000
TOTAL MARKET VALUE		466,871
SOH/AGL Deduction		64,274
ASSESSED VALUE		402,597
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		351,875
TOTAL JUST VALUE		466,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2514/0964	11/08/2021	WD	Q	I	02	363,000
GRANTOR: JOHNSON RANDY S						
GRANTEE: CRUZ JENNIFER NICOL						
2422/0130	12/31/2020	WD	Q	I	02	145,000
GRANTOR: STAFFORD DIANE M						
GRANTEE: JOHNSON RANDY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=55,16] E25 S24 W25 N24 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/07/2024 BY DJ Total Acres: 0.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 07/30/2025 BY SYS