BLOCK 184 LOTS 1 2 7 8 &
PT OF LOTS 3 & 6 &
PT S 9TH ST R/W IN OR 977/1632

SOUTH FLETCHER PROPERTIES LLC/
960194 GATEWAY BLVD STE 101
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0184-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

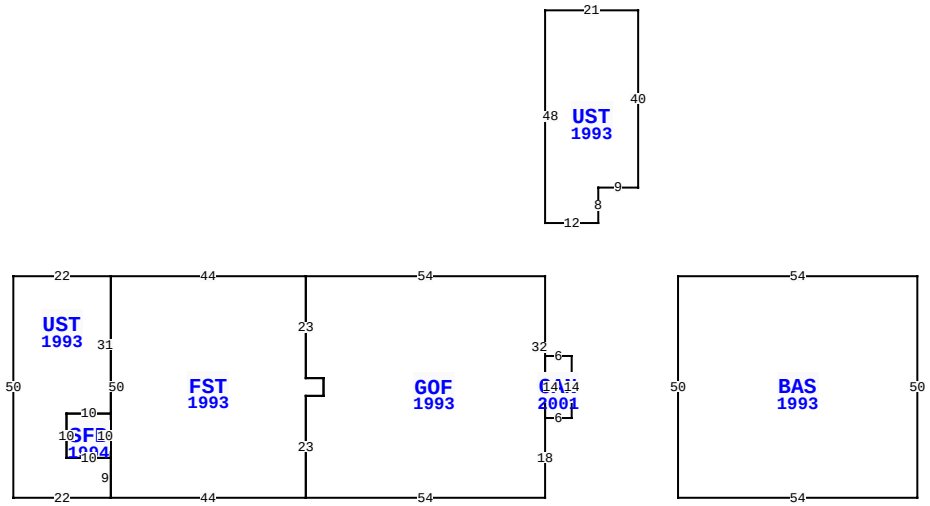
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		11 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		9 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,700	100	1993	2,700	111,497
CAN	84	30	2001	25	1,033
FST	2,216	70	1993	1,551	64,049
GOF	2,684	210	1993	5,636	232,739
SFB	100	80	1994	80	3,304
UST	936	50	1993	468	19,326
UST	1,000	50	1993	500	20,648
TOTALS	9,720			10,960	452,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	10,960	96.3144	82.59	905,186	1986	1986	0	0	0	50.00	50.00

1 SERV SHOP – 0% - 0 Heated Area: 5464 HX Base Yr



1235 S 10TH ST, FERNANDINA BEACH

BLD DATE	03/16/2020	KK	LGL DATE	
XF DATE	03/16/2020	KK	LAND DATE	04/23/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	452,593
TOTAL MARKET OB/XF VALUE	57,353
TOTAL LAND VALUE - MARKET	650,440
TOTAL MARKET VALUE	1,160,386
SOH/AGL Deduction	377,556
ASSESSED VALUE	782,830
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	782,830
TOTAL JUST VALUE	1,160,386
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	978,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26456	ADDITION	18,734	09/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2268/0691	4/12/2019	WD	Q	I	02	650,000
GRANTOR: WALLACE BERNICE						
GRANTEE: SOUTH FLETCHER PROP						
0977/1632	3/27/2001	WD	U	I	07	100
GRANTOR: JASINSKY BRUCE A & J						
GRANTEE: WALLACE BERNICE						

BUILDING NOTES

BUILDING DIMENSIONS

GOF=[YR=1993] W54 FST=[YR=1993] W44 UST=[YR=1993] W22 S50 E22 N9 SFB=[YR=1994] N10 W10 S10 E10$ W10 N10 E10 N31$ S50 E44 N23 E4 N4 W4 N23$ S23 E4 S4 W4 S23 E54 N18 CAN=[YR=2001] E6 N14 W6 S14$ N32$ PTR=E30 BAS=[YR=1993] E54 S50 W54 N50$ W30$ PTR=N60 UST=[YR=1993] E21 S40 W9 S8 W12 N48$ S60$.

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	0812	CONCRETE C	0	0	0	0	1,665.00	SF	4.00	4.00	100	1986	1986	3	47	3,130	
2	0812	CONCRETE C	0	0	0	0	6,650.00	SF	4.00	4.00	100	1986	1986	3	47	12,502	
3	0856	POROUS CC	0	0	0	0	19,449.00	SF	1.88	1.88	100	1986	1986	3	47	17,139	
4	0424	CL FNC 6'	0	0	0	0	305.00	LF	20.00	20.00	100	2001	2001	3	52	3,172	
5	0424	CL FNC 6'	0	0	0	0	305.00	LF	20.00	20.00	100	2001	2001	3	52	3,172	
6	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	2001	2001	3	52	390	
7	0430	CL FNC 6B	0	0	0	0	21.00	LF	9.70	9.70	100	2001	2001	3	52	106	
8	0978	SECURTY LT	0	0	0	0	16.00	UT	450.00	450.00	100	1998	1998	3	42	3,024	
9	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	2001	2001	3	20	480	
10	1242	WD DECK A	0	0	0	0	396.00	SF	10.00	10.00	100	2005	2005	3	22	871	

TOTAL OB/XF 43,986

LAND DESCRIPTION

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	002500	C	SRVC SHOPS	0	0006	CI	202.00	230.00	46,460.00	SF		1.00	1.00	1.00	14.00	14.00	650,440							

REVIEW DATE 03/16/2020 BY KK Total Acres: 1.07 Total Land Value: 650,440 Market: 0 Agricultural: 0 Common: 650,440 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

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DOR CODE	2500	REPAIR SERVICE	
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NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 8

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INC DATE			AG DATE		

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0350	CARPORT WD	0	0	78	12	936.00	SF	13.00	13.00	100	2005	2005	3	22	2,677	
12	0350	CARPORT WD	0	0	88	12	1,056.00	SF	13.00	13.00	100	2012	2012	3	50	6,864	
13	0350	CARPORT WD	0	0	10	12	120.00	SF	13.00	13.00	100	2012	2012	3	50	780	
14	0141	BAR TOP L	0	0	0	0	20.00	LF	86.00	86.00	100	2000	2000	3	20	344	
15	0446	BOX FNC 6'	0	0	0	0	193.00	LF	20.00	20.00	100	2016	2016	3	70	2,702	

LAND DESCRIPTION

TOTAL OB/XF 13,367

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

REVIEW DATE 03/16/2020 **BY** KK Total Acres: 1.07 Total Land Value: 650,440 Market: 0 Agricultural: 0 Common: 650,440 **PRINTED** 07/30/2025 **BY** SYS