



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	02	ROLL COMP 10
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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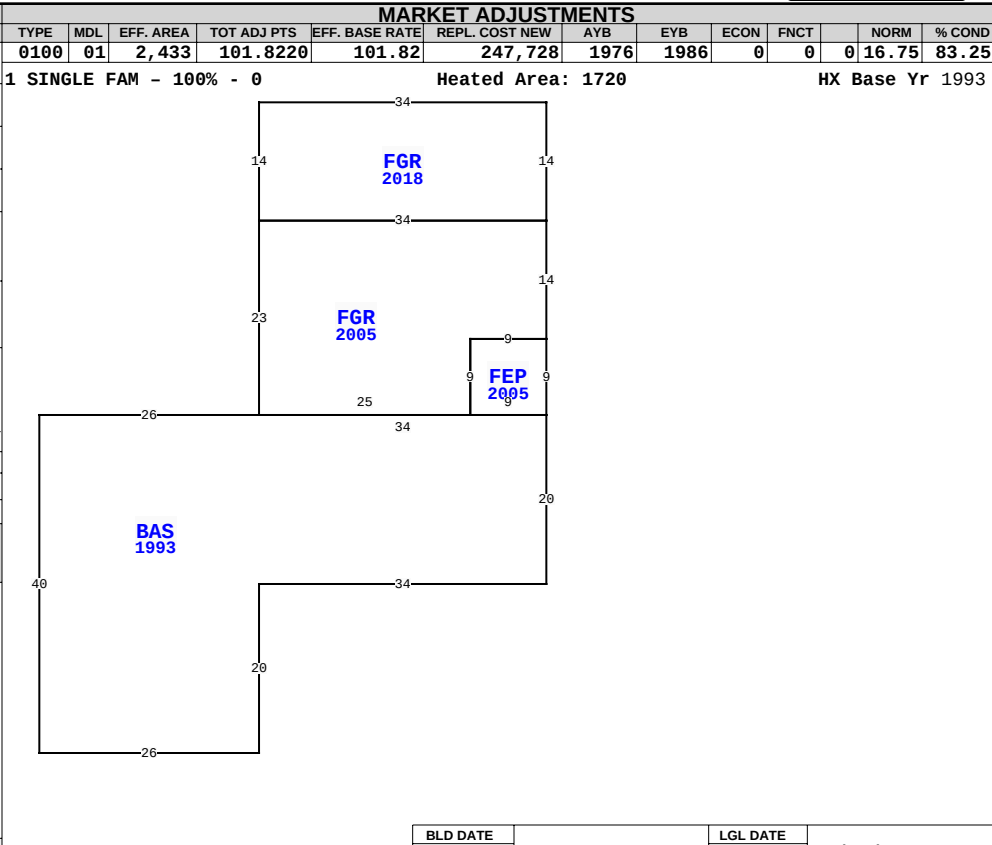
NEIGHBORHOOD/LOC	2001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,720	100	1993	1,720	145,796
FEP	81	80	2005	65	5,509
FGR	701	55	2005	386	32,720
FGR	476	55	2018	262	22,209
TOTALS	2,978			2,433	206,234

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0810	CONCRETE A	0 100	21 12	252.00
2	0510	GARAGE WD-	0 100	16 20	320.00
3	0350	CARPORT WD	0 100	9 20	180.00
4	0201	BARN WD 10	0 100	0 0	1,572.00
5	1242	WD DECK A	0 100	12 12	144.00

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	0006



1326 S 10TH ST, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF										8,537		
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
06	CI	100.00	200.00	20,761.00	SF		1.00	1.00	1.00	8.00	8.00	1

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				206,234	
TOTAL MARKET OB/XF VALUE				8,537	
TOTAL LAND VALUE - MARKET				166,088	
TOTAL MARKET VALUE				380,859	
SOH/AGL Deduction				242,231	
ASSESSED VALUE				138,628	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				87,906	
TOTAL JUST VALUE				380,859	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				308,893	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0672/1426	12/29/1992	WD	Q	I	05	33,500
GRANTOR: OLD STONE CREDIT COR						
GRANTEE: MCGOWEN JACKIE & AN						
0661/0721	6/15/1992	CT	U	I	14	47,700
GRANTOR: CLERK OF COURT						
GRANTEE: OLD STONE CREDIT CO						

BUILDING NOTES														
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BUILDING DIMENSIONS														
FGR=[YR=2018] W34 S14 FGR=[YR=2005] S23 BAS=[YR=1993] W26 S40 E26 N20 E34 N20 FEP=[YR=2005] N9 W9 S9 E9 \$ W34 \$ E25 N9 E9 N14 W34 \$ E34 N14 \$.														