

BLK 244 TRACT A OF LOT 3
CITY OF FDNA BEACH S/D OF
SEC 22-3N-28E UNR

GLYNN LOVEY LLC
96972 BLACKROCK RD
YULEE, FL 32097

2025

00-00-31-1800-0244-03A0



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	1993	936	84,088
BAS	344	100	2005	344	30,904
FOP	72	30	1993	22	1,976
FOP	70	30	2005	21	1,887

TOTALS	1,422			1,323	118,855
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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0810	CONCRETE A	0	0	18	16	
2	0810	CONCRETE A	0	0	20	4	
3	0810	CONCRETE A	0	0	28	3	
4	0810	CONCRETE A	0	0	52	10	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0	0006	MU-1			6,808.00	SF	1.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,323	113.3600	113.36	149,975	1948	1970	0	0	20.75	79.25
1 SINGLE FAM - 0% - 0 Heated Area: 1280 HX Base Yr											

110 N 13TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	04/24/2024	TD
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
3,668											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		118,855	
TOTAL MARKET OB/XF VALUE		3,668	
TOTAL LAND VALUE - MARKET		170,200	
TOTAL MARKET VALUE		292,723	
SOH/AGL Deduction		76,684	
ASSESSED VALUE		216,039	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		216,039	
TOTAL JUST VALUE		292,723	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		287,214	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5991	REPAIR/RRF	8,000	05/23/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2535/1989	9/09/2021	WD	U	I	11	100	
GRANTOR: MITCHELL GLYNN B & L0							
GRANTEE: GLYNN LOVEY LLC							
0582/0636	10/26/1989	WD	Q	I		15,000	
GRANTOR: MIDDLETON SIMON & S							
GRANTEE: MITCHELL GLYNN & L							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS 2005=W18 BAS=[YR=1993] W24 S39 FOP=[YR=1993] S6 E12 N6 W12 \$ E24 N39\$S23E8FOP=[YR=2005] E10 N7 W10 S7\$N7 E10 N16\$.											