BLOCK 256 S1/2 OF LOT 3
IN OR 2360/1748
CITY OF FDNA BEACH

HENDRIX BENNY L SR & SHELVY ELISE L/E/
610 N 14TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0256-0032

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

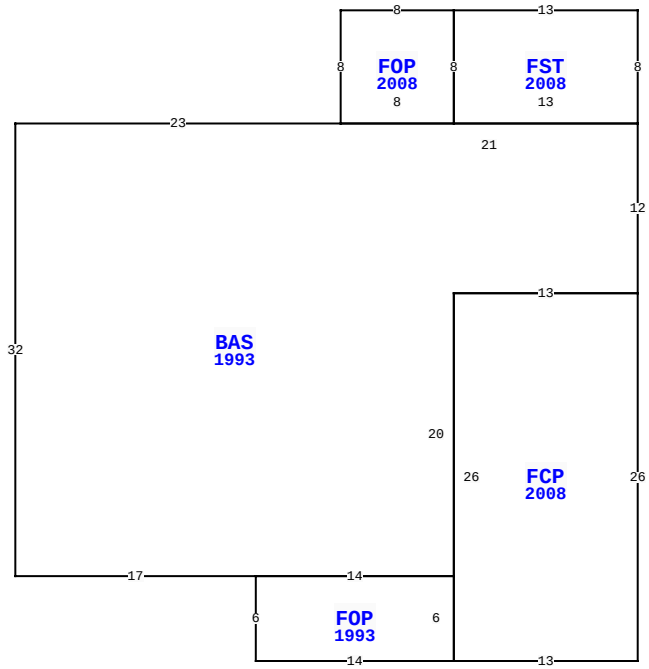
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,148	100	1993	1,148	109,005
FCP	338	25	2008	84	7,976
FOP	84	30	1993	25	2,374
FOP	64	30	2008	19	1,804
FST	104	55	2008	57	5,412
TOTALS	1,738			1,333	126,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,333	114.4000	114.40	152,495	1965	1990	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 0 Heated Area: 1148 HX Base Yr 2008



610 N 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		126,571
TOTAL MARKET OB/XF VALUE		7,254
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		313,825
SOH/AGL Deduction		236,131
ASSESSED VALUE		77,694
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		26,972
TOTAL JUST VALUE		313,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071995	METAL ROOF	2,000	10/23/2007
20062271	TIE INTO CITY SEW	300	10/03/2006
2004508	200AMP/240V/10	0	12/12/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2360/1748	5/13/2020	QC	U	I	11	100
GRANTOR: HENDRIX BENNY L SR &						
GRANTEE: HOPPER MELISSA						
1509/0124	6/29/2007	QC	Q	I	01	100
GRANTOR: HENDRIX BENNY L JR						
GRANTEE: HENDRIX MELBA M & B						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2008] W13 FOP=[YR=2008] W8S8 BAS=[YR=1993] W23S32E17 FOP=[YR=1993] S6 E14 FCP=[YR=2008] E13N26W13S26$ N6 W14$ E14N20E13N12W21$ E8N8$ S8 E13N8$.

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	0940	SHEDS/PORT	0	100	10	10	100.00	SF	15.00	15.00	100	1965	1965	3	20	300	
2	0810	CONCRETE A	0	100	47	13	611.00	SF	6.50	6.50	100	1965	1965	3	20	794	
3	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	2007	2007	3	27	1,296	
4	0200	BARN WD 0-	0	100	10	10	100.00	SF	15.00	15.00	100	2008	2008	3	48	720	
5	0200	BARN WD 0-	0	100	10	10	100.00	SF	15.00	15.00	100	2008	2008	3	48	720	
6	0200	BARN WD 0-	0	100	10	16	448.00	SF	15.00	15.00	100	2008	2008	3	48	3,226	
7	1243	WD DECK F	0	100	8	10	80.00	SF	8.00	8.00	100	2008	2008	3	31	198	

LAND DESCRIPTION

TOTAL OB/XF 7,254

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-1	86.00	230.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS