LOT 18
PHOENIX WALK PB 5/55

GEREN BRENDA L L/E/
10 ZACHARY CT
FERNANDINA BEACH, FL 32034

2026

00-00-31-1635-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06

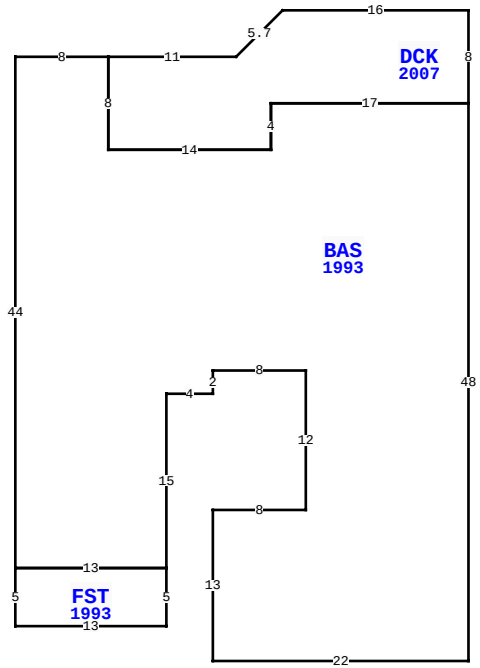
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1074.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,556	100	1993	1,556	226,782
DCK	252	10	2007	25	3,643
FST	65	55	1993	36	5,247
TOTALS	1,873			1,617	235,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,617	174.5975	183.33	296,445	1984	1984	0	0	0	20.50	79.50

1 TOWNHOUSE 100% - 2025 Heated Area: 1556 HX Base Yr 2025



10 ZACHARY CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		235,674
TOTAL MARKET OB/XF VALUE		146
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		535,820
SOH/AGL Deduction		0
ASSESSED VALUE		535,820
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		484,409
TOTAL JUST VALUE		535,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061235	DEMOLITION	0	06/02/2006
20042296	REPAIR/RRF	4,000	12/08/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2853/1057	3/10/2026	LE	U	I	11	100
GRANTOR: GEREN BRENDA L L/E						
GRANTEE: GEREN BRENDA L LIVI						
2253/0425	1/31/2019	QC	U	I	11	100
GRANTOR: CHAPLIN ERNEST W JR						
GRANTEE: CHAPLIN ERNEST W JR						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W16 L4 D4 W11 BAS=[YR=1993] W8 S44
FST=[YR=1993] S5 E13 N5 W13$ E13 N15 E4 N2 E8 S12 W8 S13 E22
N48 W17 S4 W14 N8$ S8 E14 N4 E17 N8$.

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
3	1126	CB/STC 8"	0	100	0	0	48.00	SF	8.00	8.00	100	1984	1984	3	38	146	

LAND DESCRIPTION

TOTAL OB/XF 146

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	000310	C	TOWNHOUSE	100		R-1	39.00	103.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS