

BLOCK 50 LOT 5
IN OR 1624/123
CITY OF FDNA BEACH

CHRISTIANSON RONALDO D
31 S 10TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0050-0050



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2														
Exterior Wall	12	CEDAR 80	0500	01	4,265	113.3528	188.17	802,545	1885	2001	0	0	0	11.90	88.10	VALUATION SUMMARY													
Exterior Wall	10	ABOVE AVG 20	1 SFR CUST 100% - 2010													Heated Area: 3819													
Roof Structure	08	IRREGULAR 100														HX Base Yr 2010													
Roof Cover	12	MODULAR MT 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	12	HARDWOOD 70																											
Interior Floor	18	SLATE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	100																											
Bathrooms	2.5	100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	100																											
Units	0	100																											
BUD8 Adjustme	02	DIST FB 100																											
Occupancy	00	NONE 100																											
Quality	05	Quality Level 05																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA																											
NEIGHBORHOOD/LOC		1005.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,677	100	1993	1,677	278,009																								
BAS	465	100	2011	465	77,087																								
FGR	383	55	2011	211	34,979																								
FOP	168	30	1993	50	8,289																								
FOP	168	30	1993	50	8,289																								
FOP	192	30	2006	58	9,615																								
FOP	20	30	2011	6	995																								
FOP	150	30	2011	45	7,460																								
FUS	1,677	100	1993	1,677	278,009																								
PTO	88	5	2011	4	663																								
TOTALS	5,193			4,265	707,042																								
EXTRA FEATURES						31 S 10TH ST, FERNANDINA BEACH																							
L N	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	0504	FP-ELECTRI	0	100	0	0		2.00	UT 2,000.00	2,000.00	100	1900	1900	3	20	800													
2	0504	FP-ELECTRI	0	100	0	0		2.00	UT 2,000.00	2,000.00	100	1900	1900	3	20	800													
9	1242	WD DECK A	0	100	10	4		40.00	SF 10.00	10.00	100	2004	2004	3	20	80													
10	0860	POOL/SPA	0	100	0	0		1.00	UT 60,000.00	60,000.00	100	2006	2006	05	85	51,000													
17	0940	SHEDS/PORT	0	100	8	10		80.00	SF 30.00	30.00	100	2006	2006	3	22	528													
19	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2011	2011	3	93	1,860													
TOTAL OB/XF 55,068																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE													
1	000100	C	RES	100	0003	C-3	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	45.00	45.00													
REVIEW DATE 01/01/2023 BY CD																													
Total Acres: 0.23 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/09/2026 BY SYS																													

VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 707,042

TOTAL MARKET OB/XF VALUE 55,068

TOTAL LAND VALUE - MARKET 450,000

TOTAL MARKET VALUE 1,212,110

SOH/AGL Deduction 526,452

ASSESSED VALUE 685,658

TOTAL EXEMPTION VALUE HX HB VX 56,411

BASE TAXABLE VALUE 629,247

TOTAL JUST VALUE 1,212,110

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 1,184,972

PERMIT NUM DESCRIPTION AMT ISSUED

20102125 NEW CONSTR 2,000 12/13/2010

20102104 H/AC 3,000 12/08/2010

20101963 NEW CONSTR 5,790 11/15/2010

20101919 GARAGE 103,000 11/04/2010

20062060 XF0B 25 09/06/2006

20060897 REMODEL 1,000 04/26/2006

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

1624/0123 6/09/2009 WD Q I 01 585,000

GRANTOR: HUMPHREYS BEN R

GRANTEE: CHRISTIANSON RONALD

1342/0507 8/16/2005 WD Q I 780,000

GRANTOR: CORBETT ERIC T & MARI

GRANTEE: HUMPHREYS BEN R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 STR=[YR=2006] N4 FGR=[YR=2011] E11

BAS=[YR=2011] E5 FOP=[YR=2011] S4E25N6 W25S2\$

N2E25N16W25S5W5S13\$ N13 E5N3W28S16 STR=[YR=2006] W1S4E4N4W3\$

E3 FOP=[YR=2011] S4E5N4W5\$ E9\$ W4S4 E4\$ W15 S8 STR=[YR=2004]

W4 S4 W1 S11 E5 N15\$ S15 W5 N2 U2 L2 W6 L2 D2 S2 W3 S3W2

L2 D2 S6 D2 R2 E2 S6 W2 L2 D2 S6 D2 R2 E2 S3

FOP=[YR=1993] S7 E15 STR=[YR=2006] S4 E9 N4 W9\$ E9 N7 W24 \$

E24 N16 E17 N2 FOP=[YR=2006] E8 N1 STR=[YR=2006] E3 N22 W3

S22\$ N23 PTO=[YR=2011] N11W8S11E8\$ W8 S24\$ N37\$ PTR=E35S23

FUS=[YR=1993] E3 N2 U2 R2 E6 R2 D2 S2 E5N23 E23 S39 W17

S16 FOP=[YR=1993] S7W24 N7 E24\$ W24 N3 W2 L2 U2 N6 U2 R2

E2 N6 W2 L2 U2 N6 U2 R2 E2 N3\$N23 W35\$.