

MCELWEE BRENDAN K & RACHEL A
23 S 10TH STREET
FERNANDINA BEACH, FL 32034

00-00-31-1800-0050-0062



BUILDING CHARACTERISTICS

ELEMENTCD07ASB SHNGLE 70
Exterior WallAVERAGE 30
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 80
Roof Cover12MODULAR MT 20
Interior Wall05DRYWALL 60
Interior Wall06CUST PANEL 40
Interior Floo12HARDWOOD 100
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms3100

BathroomsFrame02WOOD FRAME 100
Stories1.1.100
Units0100
BUD8 Adjustme02DIST FB 100
Occupancy00NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA01
NEIGHBORHOOD/LOC1005.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE
BAS1,30910019931,309182,965
FOP126301993385,312
STR121020051140
STR301020123420
USP60301993182,516

TOTALS1,5371,369191,351

MARKET ADJUSTMENTS

TYPEDMLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND
0500011,369108.3680179.89246,2691891199000022.3077.70
1 SFR CUST 100% - 2014 Heated Area: 1309 HX Base Yr 2014

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 2Tax Dist:
BUILDING MARKET VALUE191,351
TOTAL MARKET OB/XF VALUE3,321
TOTAL LAND VALUE - MARKET225,000
TOTAL MARKET VALUE419,672
SOH/AGL Deduction196,489
ASSESSED VALUE223,183
TOTAL EXEMPTION VALUEHX HB51,411
BASE TAXABLE VALUE171,772
TOTAL JUST VALUE419,672
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE411,535

PERMIT NUMDESCRIPTIONAMTISSUED
20132442MTLR00F4,90010/21/2013
20033636H/AC4,00008/07/2003
20033637ELEC. REMODEL7,00008/07/2003
20033257PICKETT FENCE1,00006/16/2003
20012269200 AMP UG SERVIC1,00010/16/2001

SALES DATA

OFF RECORDNumberDATETYPEINSTQUANTITYVOLUMERSNCDPRICE
1826/051611/21/2012WDQI02209,500
GRANTOR:T J OF NASSAU INC
GRANTEE:MCELWEE BRENDAN K &
1785/15803/29/2012WDUI30199,857
GRANTOR:LASSERRE JON C & JENN
GRANTEE:T J OF NASSAU INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 USP=[YR=1993] W1STR=[YR=2005] N4W3S4E3\$
W11 S5 E12N5 \$ S5 W14 S23 W2 S14 FOP=[YR=1993] S18E1
STR=[YR=2012] S5E6N5W6\$ E6N18W7\$ E7 S18E20N31W6N6E5N23\$.

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETOHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV
1000100CRESC1000003C-350.00100.005,000.00SF1.001.001.0045.0045.00225,000

REVIEW DATE01/01/2023BYCDTotal Acres: 0.06Total Land Value: 225,000Market: 0Agricultural: 0Common: 225,000PRINTED 07/09/2026 BY SYS