BLOCK 51 LOT 5
CITY OF FDNA BEACH

MOLONEY JAMES B/LECHAUX CAROLINE A
25 N 10TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0051-0050

BUILDING CHARACTERISTICS

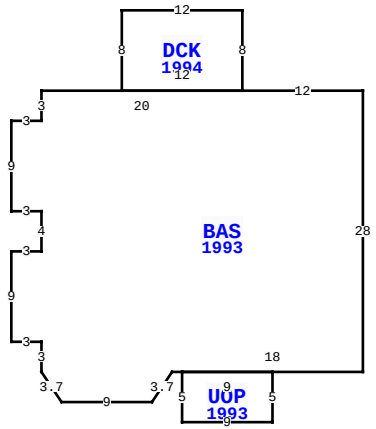
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

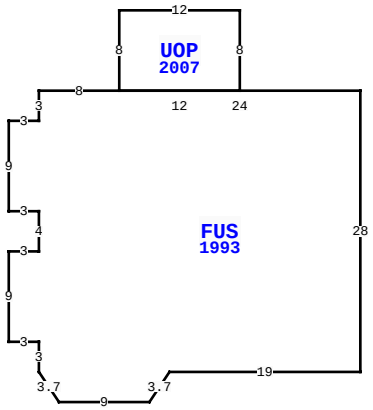
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	983	100	1993	983	31,312
DCK	96	10	1994	10	319
FUS	983	100	1993	983	31,312
UOP	45	20	1993	9	287
UOP	96	20	2007	19	605
TOTALS	2,203			2,004	63,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,004	102.8412	107.98	216,392	1900	1900	0	0	32	38.50	29.50

1 SINGLE FAM 100% - 2026 Heated Area: 1966 HX Base Yr 2026





25 N 10TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		63,836
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		425,000
TOTAL MARKET VALUE		488,836
SOH/AGL Deduction		0
ASSESSED VALUE		488,836
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		437,425
TOTAL JUST VALUE		488,836
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		523,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2837/0602	12/18/2025	WD	U	I	11	100
GRANTOR: CORAL STREET PARTNERS						
GRANTEE: MOLONEY JAMES B						
2771/1027	2/27/2025	WD	Q	I	01	500,000
GRANTOR: HENGLER SHAWN C & KRI						
GRANTEE: CORAL STREET PARTNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 DCK=[YR=1994] N8 W12 S8 E12$ W20 S3 W3 S9 E3 S4 W3 S9 E3 S3 D3 R2 E9 U3 R2 E1 UOP=[YR=1993] S5 E9 N5 W9$ E18 N28$ PTR=E20S3 FUS=[YR=1993] E3 N3 E8 UOP=[YR=2007] N8 E12 S8 W12$ E24 S28 W19 L2 D3 W9 U3 L2 N3 W3 N9 E3 N4 W3 N9$N3 W20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	425,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 07/09/2026 BY SYS