BLOCK 52 S1/2 OF 2
IN OR 2202/380
CITY OF FDNA BEACH

BELL MARY P/RICHO JACQUELINE
12 N 10TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0052-0022

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

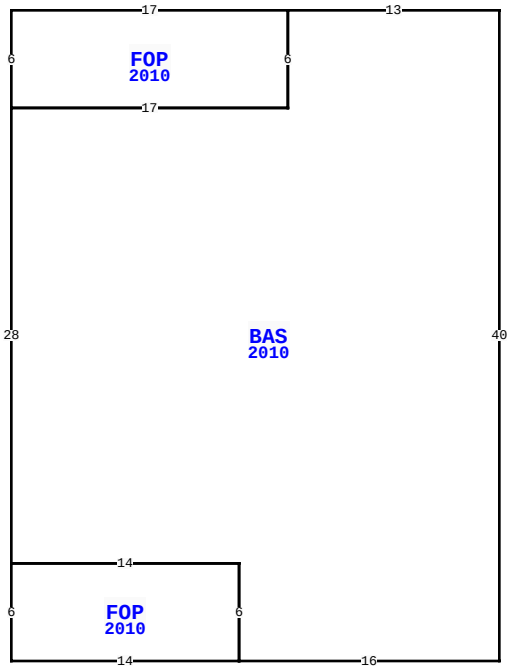
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,014	100	2010	1,014	112,304
FOP	84	30	2010	25	2,769
FOP	102	30	2010	31	3,434
TOTALS	1,200			1,070	118,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,070	113.4200	119.09	127,426	2010	2010	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 1014 HX Base Yr 2019



12 N 10TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		118,506
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		344,106
SOH/AGL Deduction		179,245
ASSESSED VALUE		164,861
TOTAL EXEMPTION VALUE	DX HX HB WX SX	111,411
BASE TAXABLE VALUE		53,450
TOTAL JUST VALUE		344,106
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101208	NEW CONSTR	92,468	07/23/2010
20100989	DEMOLITION	0	06/09/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2202/0380	5/25/2018	PR	U	I	19	100
GRANTOR: JACKSON AMBER M P/R						
GRANTEE: BELL MARY P & JACQU						
2197/1640	5/17/2018	FJ	U	I	11	0
GRANTOR: RAY CATHERINE SIMPSON						
GRANTEE: BELL MARY P & JACQU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W13 FOP=[YR=2010] W17S6E17N6 $ S6W17S28
FOP=[YR=2010] S6E14N6W14$ E14S6E16N40$.

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	30.00	30.00	100	1993	1993	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	45.00	45.00	225,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.11 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/09/2026 BY SYS