

BLOCK 53 N1/2 OF LOT 3
IN OR 2324/1918
CITY OF FDNA BEACH

THE HIERLOOM YARD LLC
20 S 10TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0053-0031



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	4	100
Frame	02	WOOD FRAME 100
Story Height	8	100
RMS	1	100
Stories	2.	2. 100
Units	0	100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	3000	FLORIST/GREENHOUSE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	64	100	2020	64	9,632
BAS	624	100	2020	624	93,910
CAN	18	30	2020	5	753
SFB	560	80	2020	448	67,422
STR	117	10	2020	12	1,806
TOTALS	1,383			1,153	173,521

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVR	0	0	0	1,246.00	SF	10.00	10.00
2	0446	BOX FNC 6'	0	0	0	162.00	LF	20.00	20.00
3	0479	VF PICKET	0	0	0	80.00	LF	5.00	5.00
4	0463	FENCE GATE	0	0	0	2.00	UT	225.00	225.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	003000	C	FLORIST	0		C-3	50.00	100.00	5,000.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1701	04	1,153	103.9500	155.15	178,888	2020	2020	0	0	0	3.00	97.00	
1 OFFICE 0% - 0 Heated Area: 1136 HX Base Yr													
20 S 10TH ST, FERNANDINA BEACH													
BLD DATE 04/27/2021 KK LGL DATE 05/06/2026 MLU XF DATE 04/27/2021 KK LAND DATE INC DATE AG DATE													

TOTAL OB/XF 15,542													
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
1	003000	C	FLORIST	0		C-3	50.00	100.00	5,000.00	SF		1.00	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		173,521	
TOTAL MARKET OB/XF VALUE		15,542	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		464,063	
SOH/AGL Deduction		100,147	
ASSESSED VALUE		363,916	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		363,916	
TOTAL JUST VALUE		464,063	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		330,833	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-0065	INSTALLATION OF I	89,800	02/05/2026
2025-1493	CONSTRUCTION OF D	10,446	11/10/2025
2025-1457	CONSTRUCTION OF A	165,000	11/10/2025
20200025	NEW CONSTR	119,521	05/14/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2324/1918	12/12/2019	WD U	I	I	11	100	
GRANTOR: MYERS MICHAEL & CHRIS							
GRANTEE: THE HIERLOOM YARD L							
2319/0288	11/15/2019	WD Q	I	I	02	159,000	
GRANTOR: ALVAREZ ALEXA K REVOC							
GRANTEE: MYERS MICHAEL & CHR							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2020] W8 SFB=[YR=2020] W16 S19 CAN=[YR=2020] W3 S6 E3 N6\$ S7 E24 N18 W8 N8\$ S8 E8 N8\$ PTR= E20 BAS=[YR=2020] E24 S26 W24 N7 STR=[YR=2020] W5 N2 W4 N13 E8 S10 E1 S5\$ N19\$ W20\$.									