BLOCK 54 N65 FT OF LOT 2
CITY OF FDNA BEACH

CARTER FRANK S III LIVING TRUST/CARTER FRANK S III
116 S 10TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0054-0021

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	03	Quality Level 03

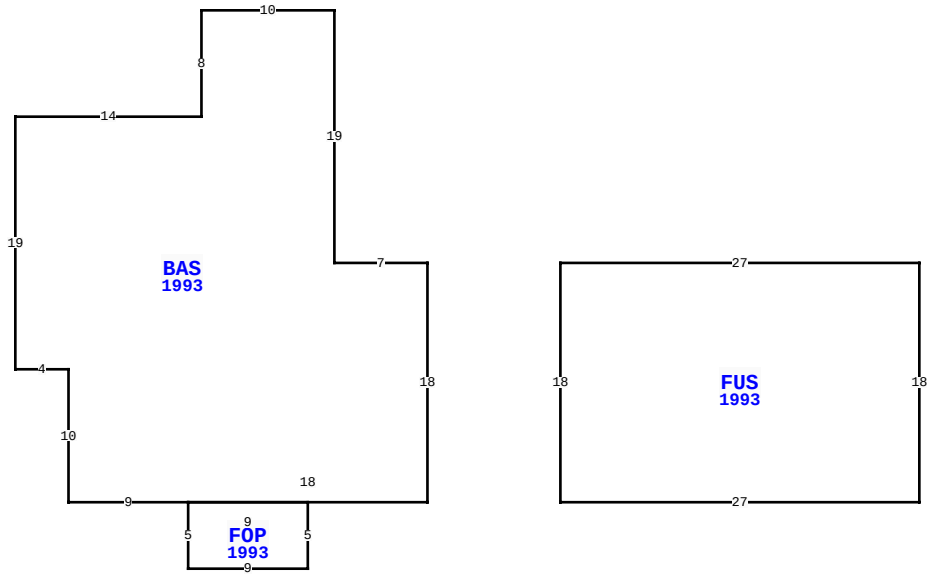
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	862	100	1993	862	227,351
FOP	45	30	1993	14	3,692
FUS	486	100	1993	486	128,182
TOTALS	1,393			1,362	359,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	1,362	182.1040	302.29	411,719	1883	2008	0	0	0	12.75	87.25

1 SFR CUST 0% - 2026 Heated Area: 1348 HX Base Yr



BLD DATE	08/11/2014	KK	LGL DATE
XF DATE			LAND DATE 05/06/2026 DC
INC DATE			AG DATE

112 S 10TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	359,225
TOTAL MARKET OB/XF VALUE	4,587
TOTAL LAND VALUE - MARKET	357,500
TOTAL MARKET VALUE	721,312
SOH/AGL Deduction	0
ASSESSED VALUE	721,312
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	721,312
TOTAL JUST VALUE	721,312
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	409,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-0147	REMODEL KITCHENAD	64,000	03/20/2026
20140554	ROOF	4,000	03/21/2014
7332	REPAIR/RRF	1,900	09/23/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2834/1405	12/10/2025	WD	Q	I	01	900,000
GRANTOR: PEARSON DEAN						
GRANTEE: CARTER FRANK S III						
2399/0388	10/09/2020	WD	Q	I	01	426,000
GRANTOR: JACOBY DAVID S & CYNT						
GRANTEE: PEARSON DEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7N19 W10 S8 W14 S19 E4 S10 E9 FOP=[YR=1993] S5 E9 N5 W9$ E18 N18$ PTR=E10 FUS=[YR=1993] E27 S18 W27 N18$ W10$.

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	0350	CARPORT WD	0	0	10	18	180.00	SF	8.58	8.58	100	1990	1990	3	20	309	
3	0510	GARAGE WD-	0	0	17	19	323.00	SF	35.00	35.00	100	1960	1960	3	20	2,261	
4	0510	GARAGE WD-	0	0	27	10	270.00	SF	35.00	35.00	100	1970	1970	3	20	1,890	
5	0819	CONC 12"	0	0	8	5	40.00	SF	10.93	10.93	100	1980	1980	3	29	127	

LAND DESCRIPTION

TOTAL OB/XF 4,587

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	0	0006	C-3	65.00	100.00	6,500.00	FF		1.00	1.00	1.00	55.00	55.00	357,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 357,500 Market: 0 Agricultural: 0 Common: 357,500 PRINTED 07/09/2026 BY SYS