BLOCK 54 LOT N1/2 OF 4
OR 1072/230 CA#02-11-CP
CITY OF FDNA BEACH

WILLIAMS SHANNON R
126 S 10TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0054-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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	02	Quality Level 02

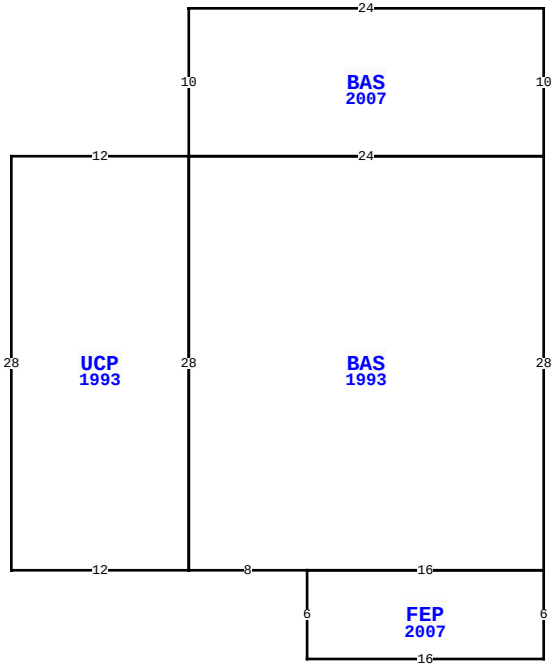
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	63,267
BAS	240	100	2007	240	22,595
FEP	96	80	2007	77	7,249
UCP	336	20	1993	67	6,308
TOTALS	1,344			1,056	99,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,056	106.7420	112.08	118,356	1947	1990	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2004 Heated Area: 912 HX Base Yr 2004



126 S 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		99,419
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		274,419
SOH/AGL Deduction		204,630
ASSESSED VALUE		69,789
TOTAL EXEMPTION VALUE	HX HB	44,789
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		274,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0357/0426	4/01/1982	WD	U	I		4,500

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W24 S10 UCP=[YR=1993] W12 S28 E12 N28$ BAS=[YR=1993] S28 E8 FEP=[YR=2007] S6 E16 N6 W16$ E16 N28 W24 $ E24 N10$.

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	MU-8	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	35.00	35.00	175,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/09/2026 BY SYS