BLOCK 54 S1/2 OF LOT 4
IN OR 2069/1845
CITY OF FDNA BEACH

DAVIS MARK DUNCAN JR/DAVIS MIKEL-ANN JULIAN
128 S 10TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0054-0042

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

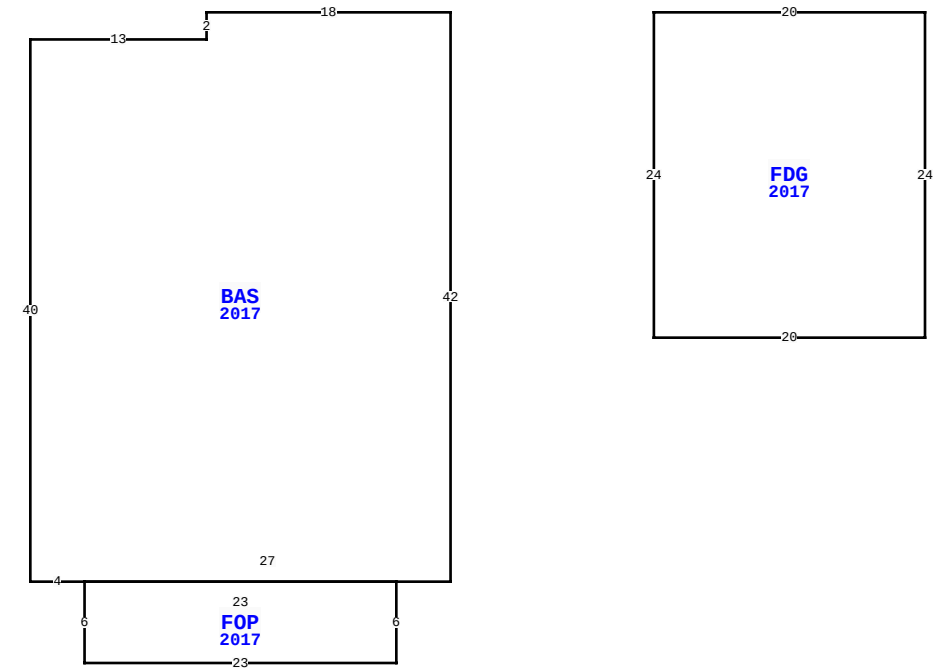
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,276	100	2017	1,276	173,495
FDG	480	60	2017	288	39,159
FOP	138	30	2017	41	5,575
TOTALS	1,894			1,605	218,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,605	134.1912	140.90	226,144	2017	2017	0	0	0	3.50	96.50

2 SINGLE FAM 100% - 2018 Heated Area: 1276 HX Base Yr 2018



128 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		218,229
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		393,229
SOH/AGL Deduction		196,038
ASSESSED VALUE		197,191
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		145,780
TOTAL JUST VALUE		393,229
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170271	CO ISSUED	0	08/24/2017
20170271	NEW CONSTR	146,821	01/30/2017
20170272	GARAGE	21,422	01/30/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2069/1845	8/30/2016	SW	Q	V	01	52,500
GRANTOR: HUTCHINSON CYNTHIA HA						
GRANTEE: DAVIS MARK DUNCAN J						
0355/0584	3/01/1982	WD	U	I		4,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W18 S2 W13 S40 E4 FOP=[YR=2017] S6 E23 N6 W23$ E27 N42 $ PTR=E15 FDG=[YR=2017] E20 S24 W20 N24$ W15$.

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 02/28/2024 BY TWA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/09/2026 BY SYS