

BLOCK 55 LOT S1/2 OF 3
IN OR 1544/1869
CITY OF FDNA BEACH

TURNER CYNTHIA E DAVIS
P O BOX 1260
FERNANDINA BEACH, FL 32035-1260

2026

00-00-31-1800-0055-0032



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 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	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	1993	768	56,276
FEP	112	80	1998	90	6,594
UST	105	45	1998	47	3,444

TOTALS	985			905	66,314
--------	-----	--	--	-----	--------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0819	CONC 12"	0	0	4	3	12.00	SF	9.50

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	905	91.1088	95.66	86,572	1930	1985	0	0	23.40	76.60
1 SINGLE FAM 0% - 0 Heated Area: 768 HX Base Yr											

222 S 10TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0819	CONC 12"	0	0	4	3	12.00	SF	9.50	9.50	100	1980	1980	3	29	33	

LAND DESCRIPTION										TOTAL OB/XF										33	
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	000100	C	RES	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	135,000				
REVIEW DATE		01/01/2023		BY CD		Total Acres: 0.00			Total Land Value: 135,000			Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		66,314	
TOTAL MARKET OB/XF VALUE		33	
TOTAL LAND VALUE - MARKET		135,000	
TOTAL MARKET VALUE		201,347	
SOH/AGL Deduction		63,725	
ASSESSED VALUE		137,622	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		137,622	
TOTAL JUST VALUE		201,347	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		198,524	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10529	REMODEL	3,865	06/09/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/1869	1/07/2008	WD	Q	I	01	100
GRANTOR:DAVIS JOHN B JR						
GRANTEE:DAVIS JOHN B JR & C						
1000/0516	7/30/2001	WD	Q	I	01	100
GRANTOR:TURNER CYNTHIA E DAVI						
GRANTEE:DAVIS JOHN B						

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

BUILDING DIMENSIONS									
BAS=[YR=1993] W9 UST=[YR=1998] N7 W15 S7 E15 \$ W15 S32 E4 FEP=[YR=1998] S7 E16 N7 W16 \$ E20 N32 \$.									