BLOCK 55 LOT N1/2 OF 4
OR 84/122 L/E IN OR 660/1187
CITY OF FDNA BEACH

ARLINE GENEVA L/E/FELIX B JONES
PO BOX 16761
FERNANDINA BEACH, FL 32035

2026

00-00-31-1800-0055-0041

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

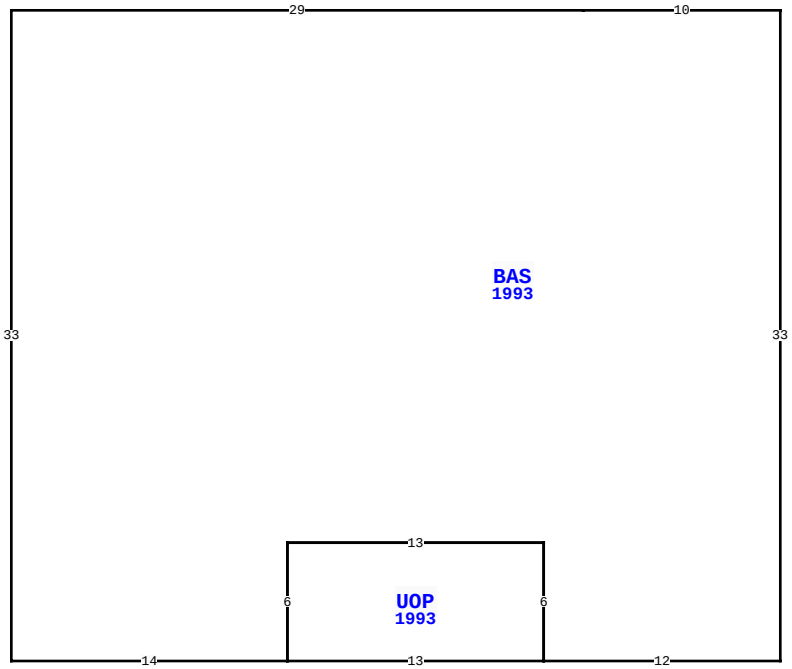
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,209	100	1993	1,209	110,448
UOP	78	20	1993	16	1,461
TOTALS	1,287			1,225	111,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,225	128.8960	135.34	165,792	1960	1980	0	0	0	32.50	67.50

1 SINGLE FAM 100% - 2006 Heated Area: 1209 HX Base Yr 2006



228 S 10TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		111,910
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		247,610
SOH/AGL Deduction		187,105
ASSESSED VALUE		60,505
TOTAL EXEMPTION VALUE	HX HB BX	40,505
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		247,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984589	REPAIR/RRF	6,500	11/30/1998
4975	REPAIR/RRF	500	08/18/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0660/1187	6/09/1992	WD	U	I	18	100

GRANTOR: ARLINE GENEVA

GRANTEE: ARLINE GENEVA L/E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=1,-6] W29 S33 E14 N6 E13 S6 E12 N33 W10 $
UOP=[YR=1993;ORIG=-14,27] E13 N6 W13 S6 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1960	1960	3	20	700	

LAND DESCRIPTION

TOTAL OB/XF 700

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	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 Common: 135,000 PRINTED 07/09/2026 BY SYS