



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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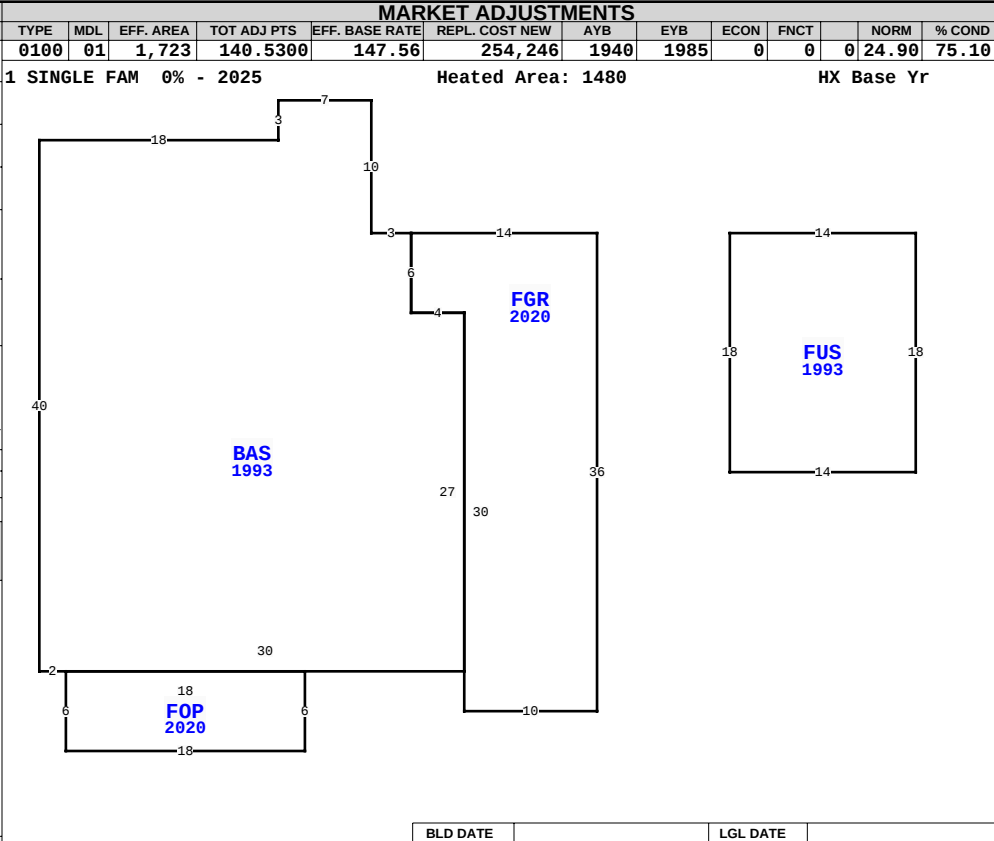
NEIGHBORHOOD/LOC	1009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,228	100	1993	1,228	136,084
FGR	384	55	2020	211	23,382
FOP	108	30	2020	32	3,546
FUS	252	100	1993	252	27,926
TOTALS	1,972			1,723	190,939

EXTRA FEATURES		
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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	0940	SHEDS/PORT	0	0	0	0	100.00	SF	30.00	30.00	100	1980	1980	3	20	600	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	0	000



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

TOTAL OB/XF																	600
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				190,939	
TOTAL MARKET OB/XF VALUE				600	
TOTAL LAND VALUE - MARKET				135,000	
TOTAL MARKET VALUE				326,539	
SOH/AGL Deduction				0	
ASSESSED VALUE				326,539	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				326,539	
TOTAL JUST VALUE				326,539	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				318,410	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040972	H/AC	3,000	05/27/2004
20034144	H/AC	2,000	11/17/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2751/1263	11/19/2024	WD	Q	I	01	407,500
GRANTOR: FRAZIER MATTHEW						
GRANTEE: LAWTON ANDREW HUNT						
2382/1866	8/06/2020	WD	Q	I	02	265,000
GRANTOR: PETERS ANDREW						
GRANTEE: FRAZIER MATTHEW						

BUILDING NOTES	
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BUILDING DIMENSIONS	
FGR=[YR=2020] W14 BAS=[YR=1993] W3 N10 W7 S3 W18 S40 E2 FOP=[YR=2020] S6E18 N6 W18 \$ E30 N27 W4 N6 \$ S6 E4 S30E10 N36 \$ PTR= E10 FUS=[YR=1993] E14 S18 W14 N18 \$ W10 \$.	