BLOCK 146 LOT S1/2 OF 6
IN OR 1918/470
CITY OF FDNA BEACH

BALLARD DONNA A LVG TRUST/BALLARD DONNA A TRUSTEE
816 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0146-0062

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

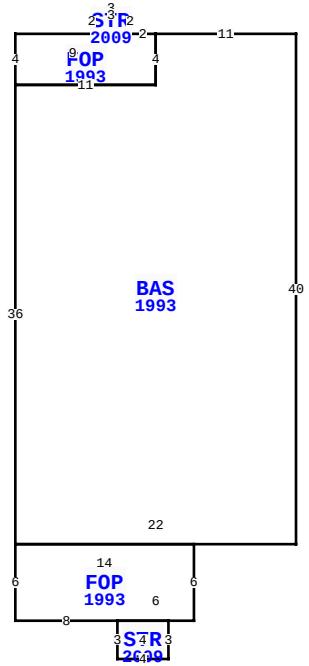
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	836	100	1993	836	34,761
FOP	44	30	1993	13	541
FOP	84	30	1993	25	1,040
STR	6	10	2009	1	42
STR	12	10	2009	1	42
TOTALS	982			876	36,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	876	79.2000	83.16	72,848	1935	1955	0	0	0	50.00	50.00

1 SINGLE FAM 0% - 0 Heated Area: 836 HX Base Yr



621 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	36,424
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	171,424
SOH/AGL Deduction	68,116
ASSESSED VALUE	103,308
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,308
TOTAL JUST VALUE	171,424
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7319	REPAIR/RRF	6,500	09/14/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1918/0470	2/20/2014	WD	U	I	11	100
GRANTOR: BALLARD DONNA A						
GRANTEE: BALLARD DONNA A TRU						
1846/1568	3/20/2013	WD	Q	I	02	34,500
GRANTOR: SYNOVUS BANK						
GRANTEE: BALLARD DONNA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 FOP=[YR=1993] W2 STR=[YR=2009] N2W3S2E3$W9 S4 E11N4 $ S4 W11 S36 FOP=[YR=1993] S6 E8 STR=[YR=2009] S3E4N3W4$E6N6 W14 $ E22 N40 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		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