BLOCK 146 S1/2 OF LOT 7
CITY OF FDNA BEACH

FUCCI JOSEPH S & JANEANN L
617 S 10TH
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1800-0146-0070**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 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 | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

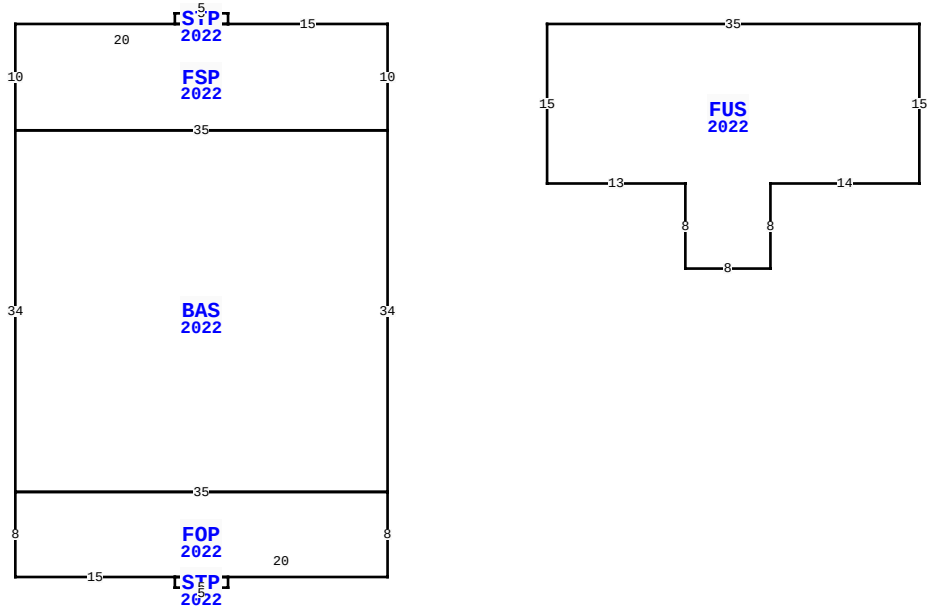
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,190 | 100 | 2022 | 1,190 | 188,720 |
| FOP | 280 | 30 | 2022 | 84 | 13,321 |
| FSP | 350 | 40 | 2022 | 140 | 22,203 |
| FUS | 589 | 100 | 2022 | 589 | 93,408 |
| STP | 5 | 10 | 2022 | 0 | 0 |
| STP | 5 | 10 | 2022 | 0 | 0 |
| TOTALS | 2,419 | | | 2,003 | 317,652 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,003 | 115.2480 | 160.19 | 320,861 | 2022 | 2022 | 0 | 0 | 0 | 1.00 | 99.00 |

2 SNGL FAM 100% - 2026 Heated Area: 1779 HX Base Yr 2026




617 S 10TH ST, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 317,652 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 135,000 |
| TOTAL MARKET VALUE | | 452,652 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 452,652 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 401,241 |
| TOTAL JUST VALUE | | 452,652 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 448,709 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20211233 | NEW CONSTR | 0 | 06/01/2021 |
| 20190004 | DEMOLITION | 0 | 01/31/2019 |
| 2002317 | REPAIR/RRF | 6,000 | 02/28/2000 |
| 4877 | DEMOLITION | 0 | 06/03/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2357/1963 | 4/22/2020 | WD | Q | V | 02 | 45,000 |
| GRANTOR: PARKS DAVID C & DIANA | | | | | | |
| GRANTEE: FUCCI JOSEPH S & JA | | | | | | |
| 2062/1292 | 7/29/2016 | WD | Q | I | 01 | 30,000 |
| GRANTOR: NAGELLA MICHAEL | | | | | | |
| GRANTEE: PARKS DAVID C & DIA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2022] W15 STP=[YR=2022] N1 W5 S1 E5$ W20 S10
BAS=[YR=2022] S34 FOP=[YR=2022] S8 E15 STP=[YR=2022] S1 E5 N1
W5$ E20 N8 W35$ E35 N34 W35 $ E35 N10$ PTR=E15 FUS=[YR=2022]
E35 S15 W14 S8 W8 N8 W13 N15$ 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 | | 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