BLOCK 146 N1/2 OF LOT 7
IN OR 2024/990
CITY OF FDNA BEACH

HINERMAN GARY FORD & MICHELLE IRENE
85255 STEPHEN RD
YULEE, FL 32097

2026

00-00-31-1800-0146-0071

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

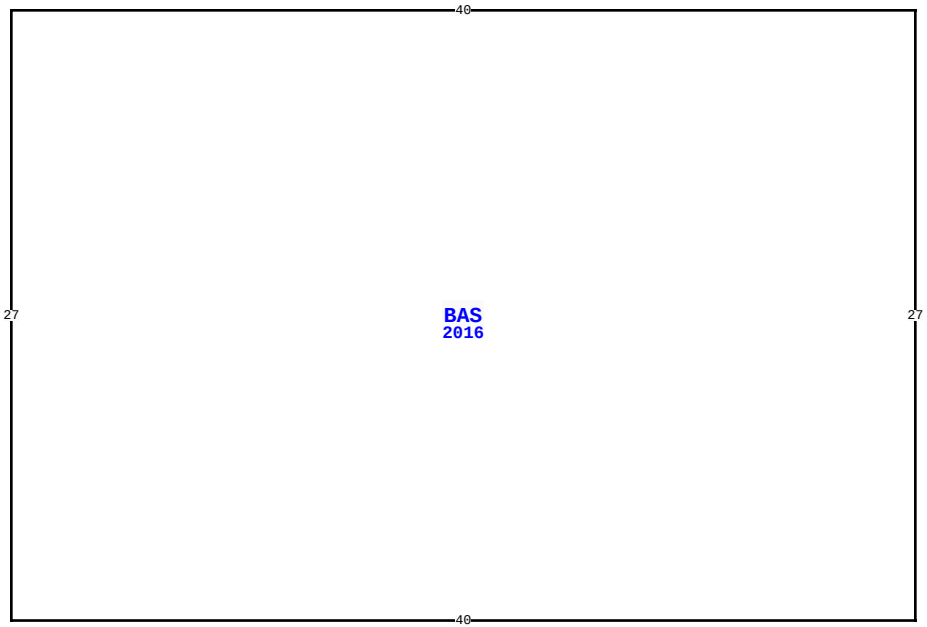
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2016	1,080	133,270
TOTALS	1,080			1,080	133,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,080	135.3090	128.54	138,823	2016	2016	0	0	0	4.00	96.00

1 SFR MODULR 0% - 2025 Heated Area: 1080 HX Base Yr



611 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	133,270
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	268,270
SOH/AGL Deduction	0
ASSESSED VALUE	268,270
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	268,270
TOTAL JUST VALUE	268,270
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	274,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160876	CO ISSUED	0	04/22/2016
20160876	MODULAR	119,409	03/17/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2024/0990	1/20/2016	WD	Q	V	01	23,800
GRANTOR: ERICKSEN TODD S						
GRANTEE: HINERMAN GARY FORD						
1978/0964	5/01/2015	WD	U	I	37	25,900
GRANTOR: JOSEPH CHERYL						
GRANTEE: ERICKSEN TODD S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W40 S27 E40 N27$.

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	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