BLOCK 157 LOTS 5 6 7 8
CITY OF FDNA BEACH

**HOUSING AUTHORITY OF FERNANDINA BEACH**
1300 HICKORY ST
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1800-0157-0050**

## 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 | 02 | WALL BD/WD 100 |
| Interior Floo | 05 | ASPH TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 2 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

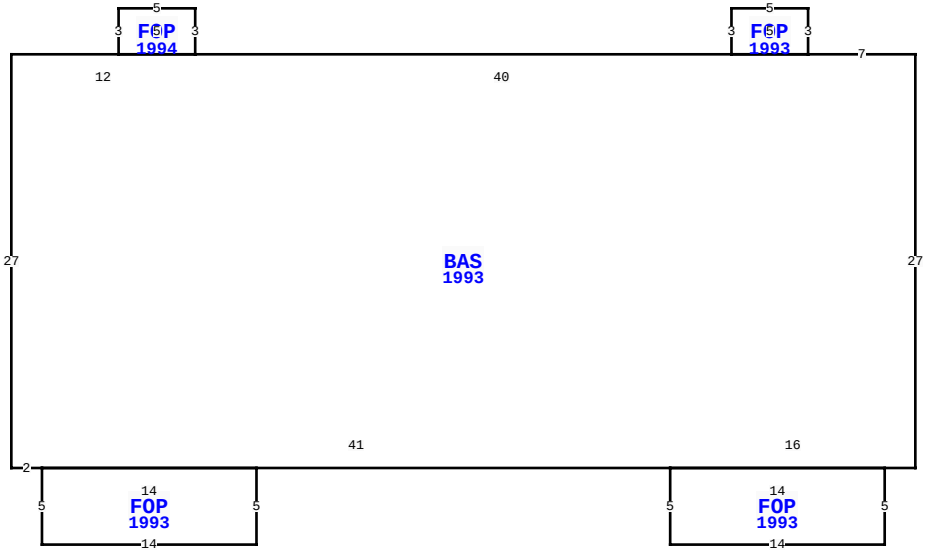
| | | | |
|---|---|---|---|
| DOR CODE | 8900 | MUNICIPAL | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1009.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,593 | 100 | 1993 | 1,593 | 147,709 |
| FOP | 15 | 30 | 1993 | 4 | 371 |
| FOP | 70 | 30 | 1993 | 21 | 1,947 |
| FOP | 70 | 30 | 1993 | 21 | 1,947 |
| FOP | 15 | 30 | 1994 | 4 | 371 |
| TOTALS | 1,763 | | | 1,643 | 152,345 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 01 | 1,643 | 111.1800 | 154.54 | 253,909 | 1965 | 1965 | 0 | 0 | 0 | 40.00 | 60.00 |

1 DUPLEX 0% - 0 Heated Area: 1593 HX Base Yr




812 S 10TH ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/13/2021 | KK | LGL DATE | |
| XF DATE | 07/13/2021 | KK | LAND DATE | 05/07/2025 MLU |
| INC DATE | | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 152,345 |
| TOTAL MARKET OB/XF VALUE | | 4,307 |
| TOTAL LAND VALUE - MARKET | | 270,000 |
| TOTAL MARKET VALUE | | 426,652 |
| SOH/AGL Deduction | | 200,846 |
| ASSESSED VALUE | | 225,806 |
| TOTAL EXEMPTION VALUE | 04 | 225,806 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 426,652 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 420,364 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20130079 | REPAIR/RRF | 3,400 | 01/11/2013 |
| 20101996 | H/AC | 0 | 11/19/2010 |
| 20021659 | CHNGE SRVC | 0 | 09/24/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W7 FOP=[YR=1993] N3 W5 S3E5$ W40 FOP=[YR=1994] N3W5S3E5$W12S27E2 FOP=[YR=1993] S5E14N5W14$E41FOP=[YR=1993] S5E14N5W14$E16N27$.

## 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 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 14.00 | LF | 15.00 | 15.00 | 100 | 2000 | 2000 | 3 | 81 | 170 | |
| 2 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 1.00 | UT | 2,530.00 | 2,530.00 | 100 | 1980 | 1980 | 3 | 20 | 506 | |
| 3 | 0425 | CL FNC 8' | 0 | 0 | 0 | 0 | 292.00 | LF | 10.65 | 10.65 | 100 | 2000 | 2000 | 3 | 45 | 1,399 | |
| 4 | 0810 | CONCRETE A | 0 | 0 | 62 | 3 | 186.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 29 | 351 | |
| 5 | 0810 | CONCRETE A | 0 | 0 | 40 | 10 | 400.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 29 | 754 | |
| 6 | 0810 | CONCRETE A | 0 | 0 | 66 | 3 | 198.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 29 | 373 | |
| 7 | 0810 | CONCRETE A | 0 | 0 | 40 | 10 | 400.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 29 | 754 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,307

| 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 | 008900 | C | MUNICIPAL | 0 | | R-2 | 100.00 | 100.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 2,700.00 | 2,700.00 | 270,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.23 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 07/09/2026 BY SYS