BLOCK 158 LOT 20
IN OR 1788/997
CITY OF FDNA BEACH

RANKOSKY MICHELLE L
PO BOX 15903
FERNANDINA BEACH, FL 32035

2026

00-00-31-1800-0158-0200

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

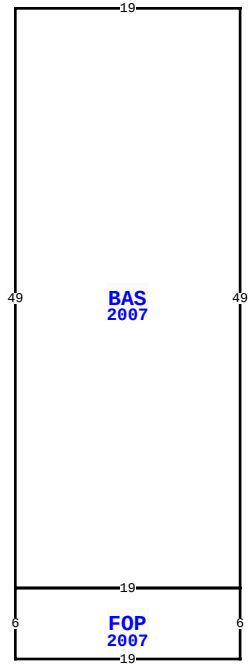
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	931	100	2007	931	102,786
FOP	114	30	2007	34	3,753
TOTALS	1,045			965	106,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	965	114.9120	120.66	116,437	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2013 Heated Area: 931 HX Base Yr 2013



827 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		106,540
TOTAL MARKET OB/XF VALUE		31
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		174,071
SOH/AGL Deduction		115,788
ASSESSED VALUE		58,283
TOTAL EXEMPTION VALUE	HX HB	33,283
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		174,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070809	H/AC	1,800	05/09/2007
20070777	NEW CONSTR	3,900	05/04/2007
20070664	NEW CONSTR	5,215	04/20/2007
20070578	CO ISSUED	90,000	04/11/2007
20070578	NEW CONSTR	90,000	04/11/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1788/0997	4/12/2012	WD	U	I	12	53,000
GRANTOR: CBC NATIONAL BANK						
GRANTEE: RANKOSKY MICHELLE L						
1649/0344	11/12/2009	WD	U	I	12	77,085
GRANTOR: E S BONEY & ASSOCIATE						
GRANTEE: CBC NATIONAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W19S49 FOP=[YR=2007] S6E19N6 W19$E19N49$.

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	1243	WD DECK F	0	100	4	10	40.00	SF	3.20	3.20	100	2007	2007	3	24	31	

LAND DESCRIPTION

TOTAL OB/XF 31

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	0006	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	67,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/09/2026 BY SYS