BLOCK 158 LOTS 22 23 24 25
IN OR 372 PG 388
CITY OF FDNA BEACH

FOLMAR RUDOLPH E & POKSUN
819 S 10TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0158-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

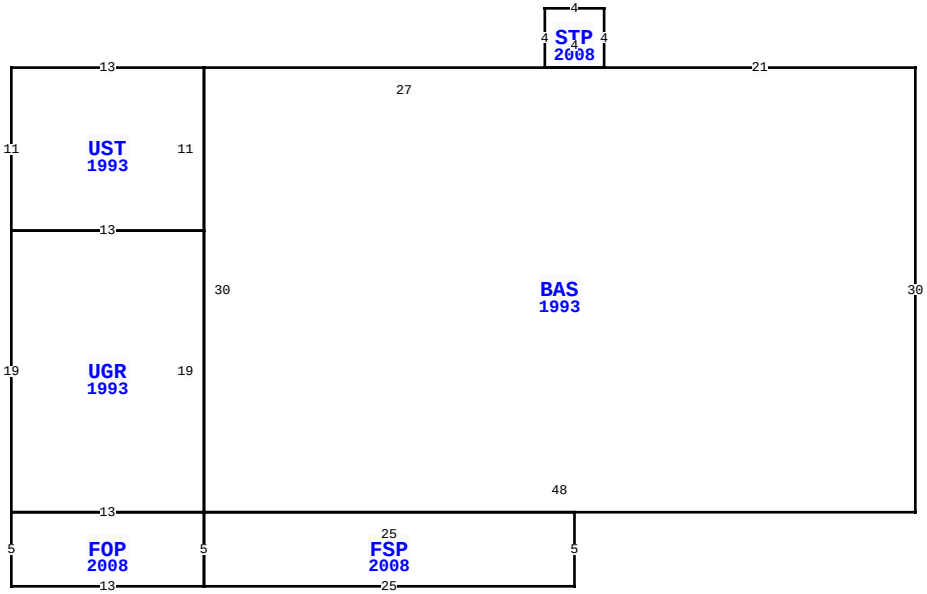
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1993	1,440	106,868
FOP	65	30	2008	20	1,484
FSP	125	40	2008	50	3,711
STP	16	10	2008	2	149
UGR	247	45	1993	111	8,237
UST	143	45	1993	64	4,750
TOTALS	2,036			1,687	125,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,687	91.2000	95.76	161,547	1963	1980	0	0	0	22.50	77.50

1 SINGLE FAM 100% - 0 Heated Area: 1440 HX Base Yr



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

819 S 10TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		125,199
TOTAL MARKET OB/XF VALUE		972
TOTAL LAND VALUE - MARKET		270,000
TOTAL MARKET VALUE		396,171
SOH/AGL Deduction		328,407
ASSESSED VALUE		67,764
TOTAL EXEMPTION VALUE	HX HB	42,764
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		396,171
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131929	REPAIR/RRF	1,500	08/16/2013
20072111	XFOB	1,948	11/26/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0297/0587	8/01/1979	QD	U	I		3,000
GRANTOR:						
GRANTEE:						
0118/0161	12/09/1971	TA	Q	I		22,500
GRANTOR: BROWN BESSIE LEE						
GRANTEE: COLEMAN WILLIE N JR						

BUILDING NOTES

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	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2008	2008	3	27	972	

BUILDING DIMENSIONS

BAS=[YR=1993] W21 STP=[YR=2008] N4 W4 S4 E4$ W27
UST=[YR=1993] W13 S11 UGR=[YR=1993] S19 FOP=[YR=2008] S5 E13
FSP=[YR=2008] E25 N5 W25 S5$ N5 W13$ E13 N19 W13$ E13 N11$
S30 E48 N30$.

LAND DESCRIPTION

TOTAL OB/XF 972

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	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: 0.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 07/09/2026 BY SYS