BLOCK 168 LOTS 20 21 22
CITY OF FDNA BEACH

EVANS XUEMEI
923 S 10TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0168-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

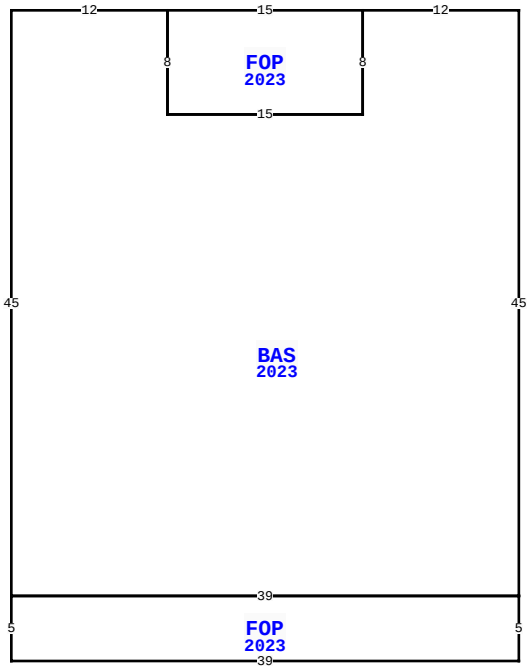
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,635	100	2023	1,635	183,555
FOP	120	30	2023	36	4,041
FOP	195	30	2023	58	6,511
TOTALS	1,950			1,729	194,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,729	108.0000	113.40	196,069	2022	2022	0	0	0	1.00	99.00

2 SINGLE FAM 100% - 2025 Heated Area: 1635 HX Base Yr 2025



923 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		194,108
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		172,125
TOTAL MARKET VALUE		366,233
SOH/AGL Deduction		0
ASSESSED VALUE		366,233
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		314,822
TOTAL JUST VALUE		366,233
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			08/30/2022
20211610	NEW CONSTR	0	12/01/2021
20210075	DEMOLITION	0	08/17/2021
20121082	RE-ROOF	1,500	06/11/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2692/1022	2/02/2024	WD	U	I	38	400,000
GRANTOR: MCCOY MERCHELL						
GRANTEE: EVANS XUEMEI						
0466/0281	9/01/1985	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,10] W12 S8 W15 N8 W12 S45 E39 N45 $
FOP=[YR=2023;ORIG=61,55] E39 S5 W39 N5 $
FOP=[YR=2023;ORIG=73,10] E15 S8 W15 N8 $
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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	0006	R-2	75.00	100.00	75.00	FF		1.00	1.00	0.85	2,700.00	2,295.00	172,125							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 172,125 Market: 0 Agricultural: 0 Common: 172,125 PRINTED 07/09/2026 BY SYS