BLOCK 168 LOTS 25 & 26
CITY OF FDNA BEACH

GONCALVES CRYSTAL V
915 S 10TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0168-0250

BUILDING CHARACTERISTICS

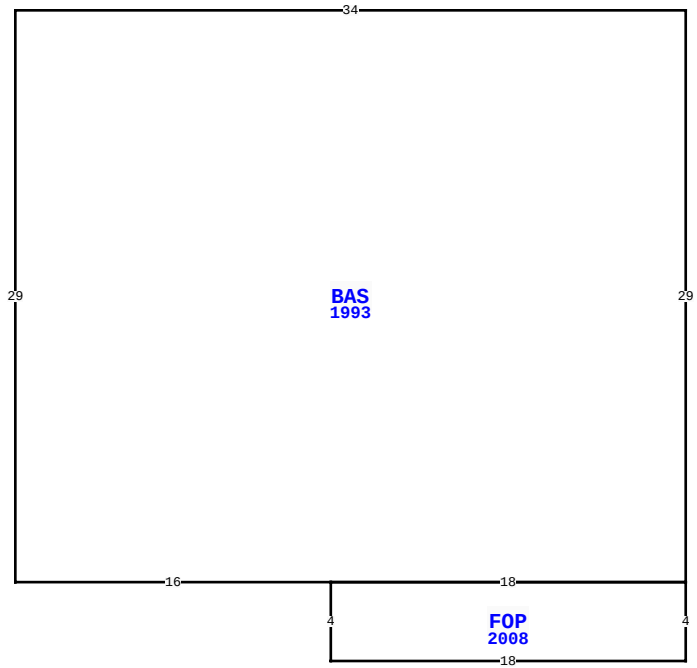
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	07	ASB SHNGLE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 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	986	100	1993	986	135,820
FOP	72	30	2008	22	3,030
TOTALS	1,058			1,008	138,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,008	105.4000	146.51	147,682	1974	2014	0	0	0	5.98	94.02

1 SNGL FAM 100% - 2022 Heated Area: 986 HX Base Yr 2022



915 S 10TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		138,851
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		273,851
SOH/AGL Deduction		41,509
ASSESSED VALUE		232,342
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		180,931
TOTAL JUST VALUE		273,851
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5184	REPAIR/RRF	500	01/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2519/0306	12/06/2021	WD	Q	I	01	270,000
GRANTOR: COLLINS RACHEL L						
GRANTEE: GONCALVES CRYSTAL V						
2280/1316	5/24/2019	WD	Q	I	02	195,500
GRANTOR: GOLD PINE LLC						
GRANTEE: COLLINS RACHEL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S29 E16 FOP=[YR=2008] S4 E18N4W18$ E18N29$.

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		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