

COLEMAN EUGENE
1006 S 10TH ST
FERNANDINA BEACH, FL 32034

2026

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				2																					
ELEMENT		CD		CONSTRUCTION						TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																					
Exterior Wall		10		ABOVE AVG 100						0100		01		1,404		107.6920		113.08		158,764		1946		1985		0		0		0		17.00		83.00		VALUATION BY										STANDARD									
Roof Structur		03		GABLE/HIP 100						1		SINGLE FAM		100%		- 2013				Heated Area: 1292										HX Base Yr 2013				Tax Group: 2										Tax Dist:											
Roof Cover		12		MODULAR MT 100																														BUILDING MARKET VALUE										131,774											
Interior Wall		05		DRYWALL 100																														TOTAL MARKET OB/XF VALUE										180											
Interior Floo		09		PINE WOOD 60																														TOTAL LAND VALUE - MARKET										135,000											
Interior Floo		14		CARPET 40																														TOTAL MARKET VALUE										266,954											
Air Condition		03		CENTRAL 100																														SOH/AGL Deduction										187,565											
Heating Type		04		AIR DUCTED 100																														ASSESSED VALUE										79,389											
Bedrooms				2 100																														TOTAL EXEMPTION VALUE										51,411											
Bathrooms				2 100																														BASE TAXABLE VALUE										27,978											
Frame		02		WOOD FRAME 100																														TOTAL JUST VALUE										266,954											
Stories		1.		1. 100																														NCON VALUE										0											
Units		02		0 100																														INCOME VALUE																					
BUD8 Adjustme		00		DIST FB 100																														PREVIOUS YEAR MKT VALUE										261,070											
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		850		100		1993		850		79,778																																													
BAS		442		100		2008		442		41,484																																													
FEP		140		80		1993		112		10,512																																													
TOTALS		1,432						1,404		131,774																																													
EXTRA FEATURES								1006 S 10TH ST, FERNANDINA BEACH						BLD DATE				LGL DATE		05/07/2025		MLU																																	
L N		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		1242		WD DECK A		0 100		6 6		36.00		SF		10.00		10.00		100		2013		2013		3		50		180																											