BLOCK 170 LOTS 17 THRU 32
CITY OF FDNA BEACH

HOUSING AUTHORITY OF FERNANDINA BEACH
1300 HICKORY ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0170-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		2 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

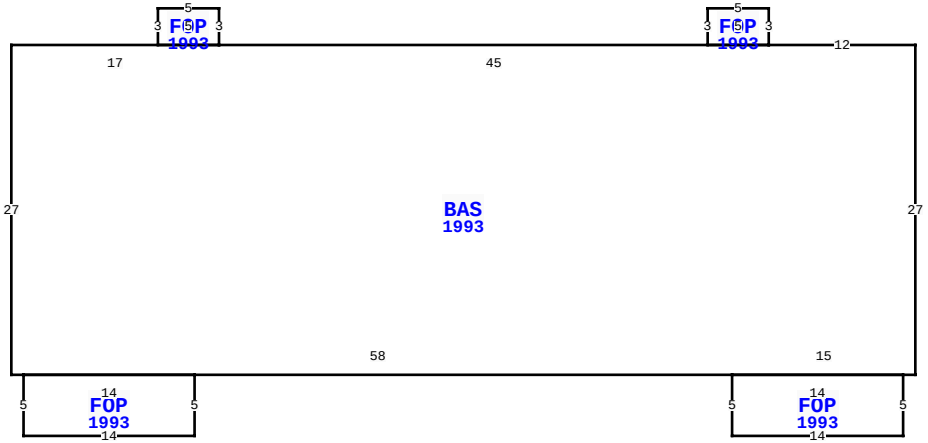
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,998	100	1993	1,998	187,848
FOP	15	30	1993	4	376
FOP	15	30	1993	4	376
FOP	70	30	1993	21	1,974
FOP	70	30	1993	21	1,974
TOTALS	2,168			2,048	192,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,048	116.6200	162.10	331,981	1961	1961	0	0	0	42.00	58.00

1 DUPLEX 0% - 0 Heated Area: 1998 HX Base Yr



1003 S 11TH ST, FERNANDINA BEACH

BLD DATE	07/14/2021	KK	LGL DATE	
XF DATE	07/14/2021	KK	LAND DATE	05/07/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		671,251
TOTAL MARKET OB/XF VALUE		12,933
TOTAL LAND VALUE - MARKET		1,080,000
TOTAL MARKET VALUE		1,764,184
SOH/AGL Deduction		1,301,641
ASSESSED VALUE		462,543
TOTAL EXEMPTION VALUE	04	462,543
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,764,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,736,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130088	REPAIR/RRF	3,600	01/11/2013
20120611	A/C	3,000	04/11/2012
20100340	REPAIR/RRF	3,600	02/23/2010
20100084	H/AC	3,000	01/19/2010
20091355	REPAIR/RRF	7,850	10/06/2009
20090676	H/AC	3,000	06/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12FOP=[YR=1993] N3 W5 S3E5$ W45 FOP=[YR=1993] N3 W5 S3E5$ W17S27 E1 FOP=[YR=1993] S5 E14N5W14$E58 FOP=[YR=1993] S5 E14N5W14$E15 N27$.

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	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	1980	1980	3	20	1,518	
2	0400	CONC CURB	0	0	0	0	14.00	LF	15.00	15.00	100	2000	2000	3	81	170	
3	0400	CONC CURB	0	0	0	0	14.00	LF	15.00	15.00	100	2000	2000	3	81	170	
4	0810	CONCRETE A	0	0	49	3	147.00	SF	6.50	6.50	100	1980	1980	3	29	277	
5	0810	CONCRETE A	0	0	59	10	590.00	SF	6.50	6.50	100	1980	1980	3	29	1,112	
6	0810	CONCRETE A	0	0	50	3	150.00	SF	6.50	6.50	100	1980	1980	3	29	283	
7	0810	CONCRETE A	0	0	59	10	590.00	SF	6.50	6.50	100	1980	1980	3	29	1,112	
8	0400	CONC CURB	0	0	0	0	14.00	LF	15.00	15.00	100	2000	2000	3	81	170	
9	0810	CONCRETE A	0	0	52	3	156.00	SF	6.50	6.50	100	1980	1980	3	29	294	
10	0810	CONCRETE A	0	0	60	10	600.00	SF	6.50	6.50	100	1980	1980	3	29	1,131	

TOTAL OB/XF 6,237

LAND DESCRIPTION

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	008900	C	MUNICIPAL	0		R-2	400.00	100.00	400.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	1,080,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.92 Total Land Value: 1,080,000 Market: 0 Agricultural: 0 Common: 1,080,000 PRINTED 07/09/2026 BY SYS

BLOCK 170 LOTS 17 THRU 32
CITY OF FDNA BEACH

HOUSING AUTHORITY OF FERNANDINA BEACH
1300 HICKORY ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0170-0170

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		2 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

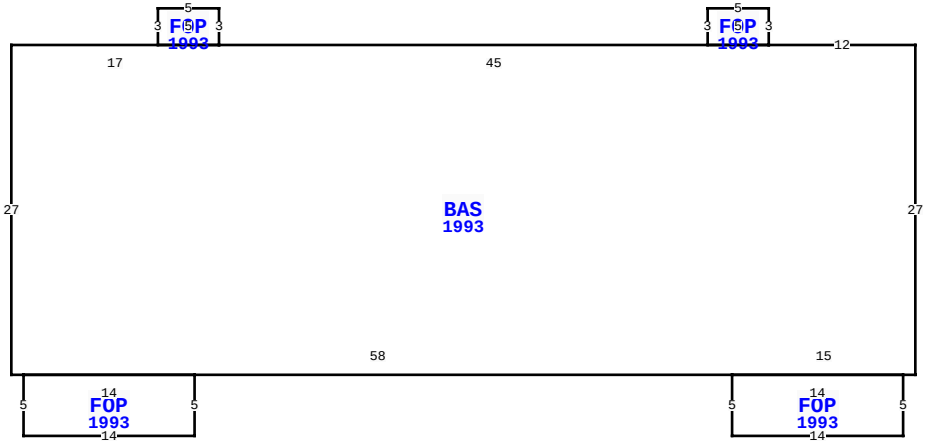
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,998	100	1993	1,998	187,848
FOP	15	30	1993	4	376
FOP	15	30	1993	4	376
FOP	70	30	1993	21	1,974
FOP	70	30	1993	21	1,974
TOTALS	2,168			2,048	192,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,048	116.6200	162.10	331,981	1961	1961	0	0	0	42.00	58.00

2 DUPLEX 0% - 0 Heated Area: 1998 HX Base Yr



1003 S 11TH ST, FERNANDINA BEACH

BLD DATE	07/14/2021	KK	LGL DATE	
XF DATE	07/14/2021	KK	LAND DATE	05/07/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 4 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		671,251
TOTAL MARKET OB/XF VALUE		12,933
TOTAL LAND VALUE - MARKET		1,080,000
TOTAL MARKET VALUE		1,764,184
SOH/AGL Deduction		1,301,641
ASSESSED VALUE		462,543
TOTAL EXEMPTION VALUE	04	462,543
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,764,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,736,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20022186	XFOB	1,000	12/16/2002
20022187	XFOB	1,000	12/16/2002
20022188	XFOB	1,000	12/16/2002
20022189	XFOB	1,000	12/16/2002
20022190	XFOB	1,000	12/16/2002
20022191	XFOB	1,000	12/16/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12FOP=[YR=1993] N3 W5 S3E5$ W45 FOP=[YR=1993] N3 W5 S3E5$ W17S27 E1 FOP=[YR=1993] S5 E14N5W14$E58 FOP=[YR=1993] S5 E14N5W14$E15 N27$.

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
11	0810	CONCRETE A	0	0	53	3	159.00	SF	6.50	6.50	100	1980	1980	3	29	300	
12	0810	CONCRETE A	0	0	59	10	590.00	SF	6.50	6.50	100	1980	1980	3	29	1,112	
13	0400	CONC CURB	0	0	0	0	14.00	LF	15.00	15.00	100	2000	2000	3	81	170	
14	0462	ST/AL FNC	0	0	73	3	219.00	SF	10.00	10.00	100	2000	2000	3	26	569	
15	4950	BOLLARD	0	0	0	0	1.00	UT	100.00	100.00	100	2000	2000	3	100	100	
16	0810	CONCRETE A	0	0	59	4	236.00	SF	6.50	6.50	100	1980	1980	3	29	445	
17	0810	CONCRETE A	0	0	59	10	590.00	SF	6.50	6.50	100	1980	1980	3	29	1,112	
18	0810	CONCRETE A	0	0	49	3	147.00	SF	6.50	6.50	100	1980	1980	3	29	277	
19	0810	CONCRETE A	0	0	60	10	600.00	SF	6.50	6.50	100	1980	1980	3	29	1,131	
20	0400	CONC CURB	0	0	0	0	7.00	LF	15.00	15.00	100	2000	2000	3	81	85	

TOTAL OB/XF 5,301

LAND DESCRIPTION

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.92 Total Land Value: 1,080,000 Market: 0 Agricultural: 0 Common: 1,080,000 PRINTED 07/09/2026 BY SYS

BLOCK 170 LOTS 17 THRU 32
CITY OF FDNA BEACH

HOUSING AUTHORITY OF FERNANDINA BEACH
1300 HICKORY ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0170-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		2 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

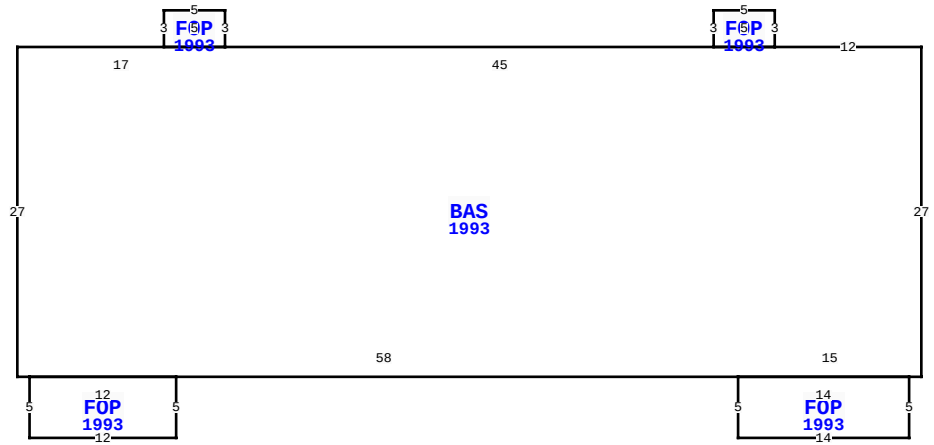
DOR CODE 8900 MUNICIPAL
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,998	100	1993	1,998	187,848
FOP	15	30	1993	4	376
FOP	15	30	1993	4	376
FOP	60	30	1993	18	1,692
FOP	70	30	1993	21	1,974
TOTALS	2,158			2,045	192,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,045	116.6200	162.10	331,494	1961	1961	0	0	0	42.00	58.00

3 DUPLEX 0% - 0 Heated Area: 1998 HX Base Yr



1003 S 11TH ST, FERNANDINA BEACH

BLD DATE	07/14/2021	KK	LGL DATE	
XF DATE	07/14/2021	KK	LAND DATE	05/07/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		671,251
TOTAL MARKET OB/XF VALUE		12,933
TOTAL LAND VALUE - MARKET		1,080,000
TOTAL MARKET VALUE		1,764,184
SOH/AGL Deduction		1,301,641
ASSESSED VALUE		462,543
TOTAL EXEMPTION VALUE	04	462,543
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,764,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,736,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20022192	XFOB	1,000	12/16/2002
20011310	XFOB	1,000	06/05/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12FOP=[YR=1993] N3 W5 S3E5$ W45 FOP=[YR=1993] N3 W5 S3E5$ W17S27 E1 FOP=[YR=1993] S5 E12 N5W12$ E58 FOP=[YR=1993] S5 E14 N5W14$ E15 N27$.

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
21	0810	CONCRETE A	0	0	50	3	150.00	SF	6.50	6.50	100	1980	1980	3	29	283	
22	0810	CONCRETE A	0	0	59	10	590.00	SF	6.50	6.50	100	1980	1980	3	29	1,112	

LAND DESCRIPTION

TOTAL OB/XF 1,395

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.92 Total Land Value: 1,080,000 Market: 0 Agricultural: 0 Common: 1,080,000 PRINTED 07/09/2026 BY SYS

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2026

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Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		1 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

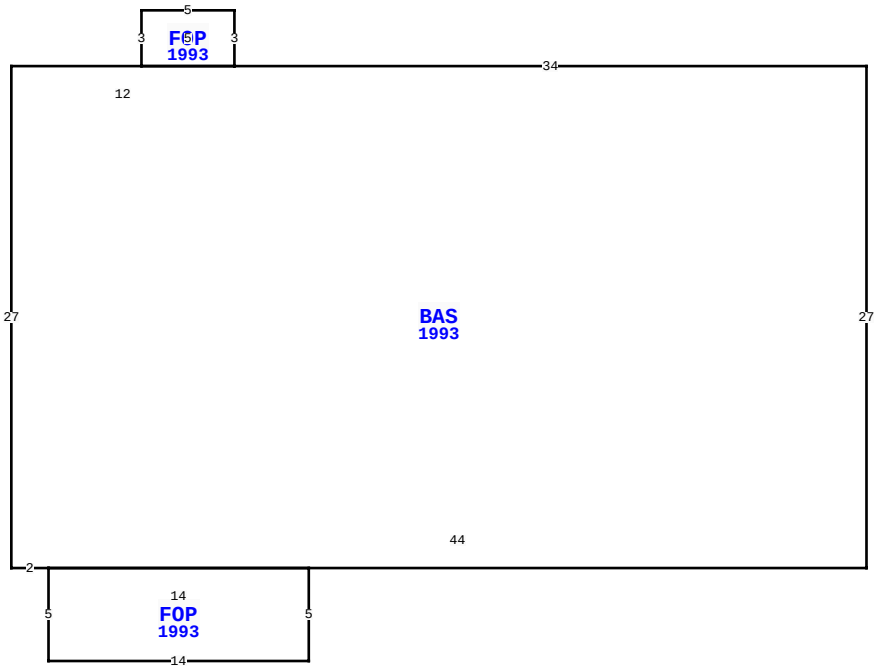
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	1993	1,242	92,033
FOP	15	30	1993	4	296
FOP	70	30	1993	21	1,556
TOTALS	1,327			1,267	93,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,267	121.6800	127.76	161,872	1961	1961	0	0	0	42.00	58.00

4 SINGLE FAM 0% - 0 Heated Area: 1242 HX Base Yr



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XF DATE	07/14/2021	KK	LAND DATE	05/07/2025 MLU
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NASSAU COUNTY PROPERTY

PAGE 4 of 4 2

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TOTAL MARKET VALUE		1,764,184
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TOTAL EXEMPTION VALUE	04	462,543
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,764,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,736,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34FOP=[YR=1993] N3 W5 S3E5$ W12 S27 E2
FOP=[YR=1993] S5 E14 N5 W14$ E44 N27$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.92 Total Land Value: 1,080,000 Market: 0 Agricultural: 0 Common: 1,080,000 PRINTED 07/09/2026 BY SYS