BLOCK 171 LOTS 17 & 18
CITY OF FDNA BEACH

GLYNN LOVEY LLC
96972 BLACKROCK RD
YULEE, FL 32097

**2026**

**00-00-31-1800-0171-0170**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

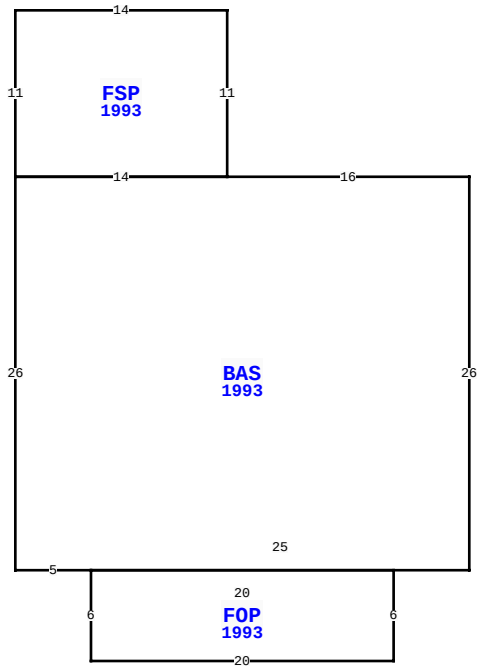
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 780 | 100 | 1993 | 780 | 68,565 |
| FOP | 120 | 30 | 1993 | 36 | 3,165 |
| FSP | 154 | 40 | 1993 | 62 | 5,450 |
| TOTALS | 1,054 | | | 878 | 77,180 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 878 | 104.6520 | 109.88 | 96,475 | 1980 | 1985 | 0 | 0 | 0 | 20.00 | 80.00 |

1 SINGLE FAM 0% - 0 Heated Area: 780 HX Base Yr




1031 S 10TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 04/04/2014 KK | 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 | 77,180 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 135,000 |
| TOTAL MARKET VALUE | 212,180 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 212,180 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 212,180 |
| TOTAL JUST VALUE | 212,180 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 210,058 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7693 | REPAIR/RRF | 800 | 05/10/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2535/1986 | 9/09/2021 | WD | U | I | 11 | 100 |
| GRANTOR: MITCHELL GLYNN B & LO | | | | | | |
| GRANTEE: GLYNN LOVEY LLC | | | | | | |
| 0678/0014 | 3/31/1993 | WD | Q | I | | 22,000 |
| GRANTOR: WILLIAMS THOMAS ETAL | | | | | | |
| GRANTEE: MITCHELL GLYNN & L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W16 FSP=[YR=1993] N11 W14 S11 E14 $ W14 S26 E5
FOP=[YR=1993] S6 E20 N6 W20 $ E25 N26$.

## 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 | 0 | 0006 | 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