BLOCK 171 LOTS N1/2 OF 22 &
ALL OF LOTS 23 24 & 25
CITY OF FDNA BEACH

MAZURSKY DON A & MARIA J
2298 SOUTH FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0171-0221

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 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

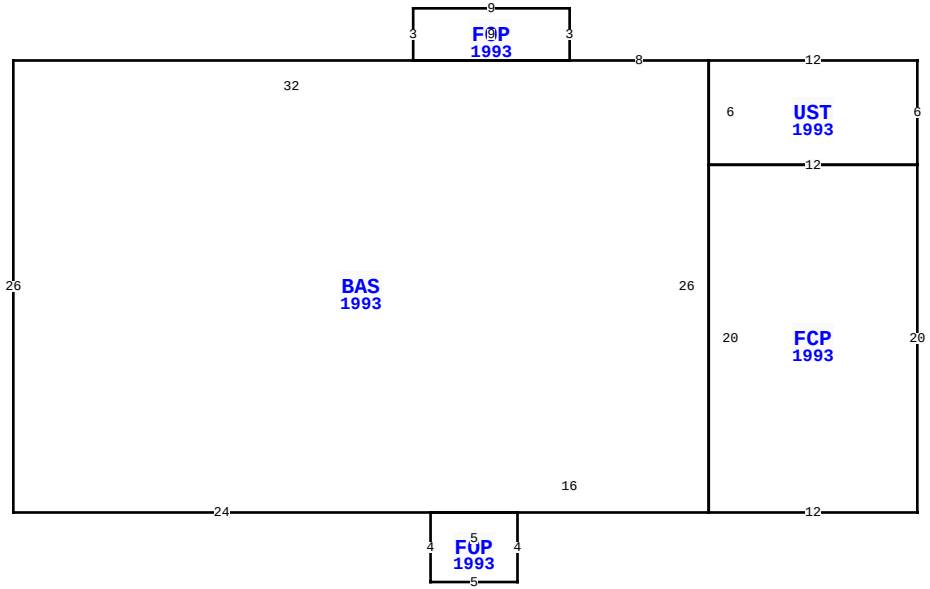
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1993	1,040	148,610
FCP	240	25	1993	60	8,573
FOP	20	30	1993	6	858
FOP	27	30	1993	8	1,143
UST	72	45	1993	32	4,572
TOTALS	1,399			1,146	163,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,146	119.8860	166.64	190,969	1986	1996	0	0	0	14.25	85.75

1 SNGL FAM 0% - 2023 Heated Area: 1040 HX Base Yr



BLD DATE	04/04/2014	KK	LGL DATE
XF DATE			LAND DATE 05/07/2025 MLU
INC DATE			AG DATE

1019 S 10TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	163,756
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	189,000
TOTAL MARKET VALUE	352,756
SOH/AGL Deduction	0
ASSESSED VALUE	352,756
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	352,756
TOTAL JUST VALUE	352,756
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	346,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2547/0127	3/15/2022	WD	Q	I	01	316,000
GRANTOR: ICO EQUITY SOLUTIONS						
GRANTEE: MAZURSKY DON A & MA						
1679/0231	5/26/2010	TD	U	I	30	100
GRANTOR: ICO EQUITY SOLUTIONS						
GRANTEE: ICO EQUITY SOLUTION						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W12 BAS=[YR=1993] W8 FOP=[YR=1993] N3W9S3E9$W32 S26 E24 FOP=[YR=1993] S4E5N4W5$E16 FCP=[YR=1993] E12 N20 W12 S20 $ N26 $ S6 E12 N6 $.

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	87.00	100.00	87.50	FF		1.00	1.00	0.80	2,700.00	2,160.00	189,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 189,000 Market: 0 Agricultural: 0 Common: 189,000 PRINTED 07/09/2026 BY SYS