BLOCK 181 LOTS 3 4 5 & 6
IN OR 122/33 & OR 222/628 &
OR 286 PG 37

HOLMES ALFRED
1119 S 10TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0181-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	02	Quality Level 02

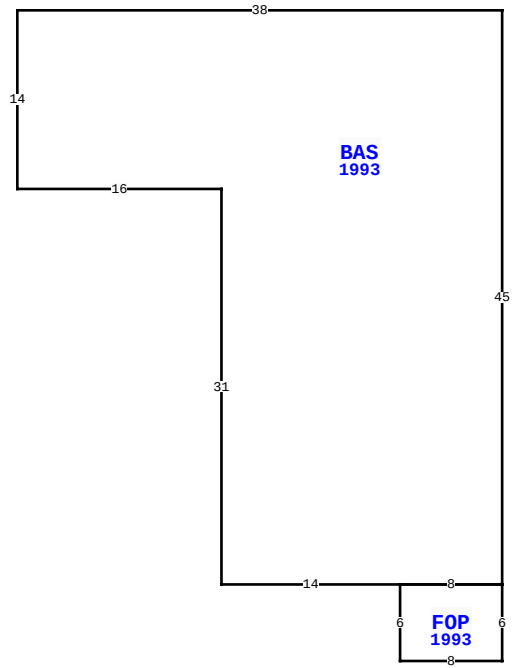
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,214	100	1993	1,214	95,116
FOP	48	30	1993	14	1,097
TOTALS	1,262			1,228	96,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,228	107.7490	113.14	138,936	1957	1980	0	0	0	30.75	69.25

1 SINGLE FAM 100% - 0 Heated Area: 1214 HX Base Yr



1119 S 10TH ST, FERNANDINA BEACH

BLD DATE		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		96,213
TOTAL MARKET OB/XF VALUE		4,984
TOTAL LAND VALUE - MARKET		540,000
TOTAL MARKET VALUE		641,197
SOH/AGL Deduction		566,346
ASSESSED VALUE		74,851
TOTAL EXEMPTION VALUE	HX HB	49,851
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		641,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		637,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0122/0033	1/01/1972	TA	U	V		1,100

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 S14 E16 S31 E14 FOP=[YR=1993] S6 E8 N6 W8 $ E8 N45$.

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	0681	POLE SHED	0	100	0	0	1,056.00	SF	15.00	15.00	100	1980	1980	3	20	3,168	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1983	1983	3	20	600	
3	0351	CARPORT MT	0	100	38	16	608.00	SF	10.00	10.00	100	1983	1983	3	20	1,216	

LAND DESCRIPTION

TOTAL OB/XF 4,984

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	0006	MU-8	200.00	200.00	200.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	540,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 540,000 Market: 0 Agricultural: 0 Common: 540,000 PRINTED 07/09/2026 BY SYS