BLK 181 N1/2 OF LOT 7 &
S1/2 OF LOT 8
CITY OF FDNA BEACH S/D OF

FISHER PAMELIA F/WILSON NETHERLAND F
1111 S 10TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0181-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

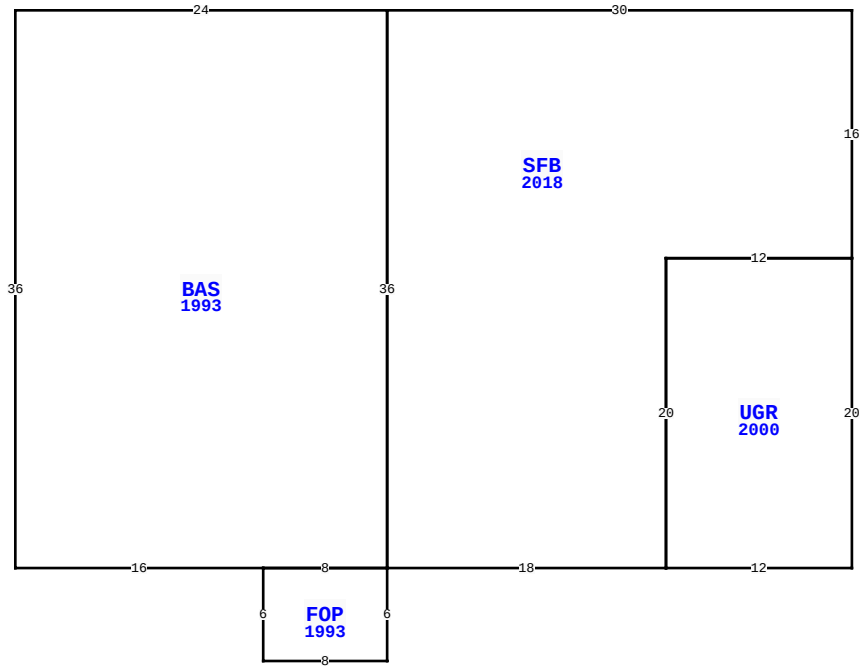
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	864	100	1993	864	79,134
FOP	48	30	1993	14	1,282
SFB	840	80	2018	672	61,548
UGR	240	45	2000	108	9,891
TOTALS	1,992			1,658	151,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,658	107.2000	112.56	186,624	1957	1985	0	0	0	18.63	81.37

1 SINGLE FAM 50% - 0 Heated Area: 1536 HX Base Yr



1111 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		151,856
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		229,500
TOTAL MARKET VALUE		381,356
SOH/AGL Deduction		178,932
ASSESSED VALUE		202,424
TOTAL EXEMPTION VALUE	HA HAB	48,919
BASE TAXABLE VALUE		153,505
TOTAL JUST VALUE		381,356
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1231/0301	5/17/2004	QC	Q	I	06	100

GRANTOR: FISHER PAMELIA F

GRANTEE: FISHER PAMELIA F &

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2018] W30 BAS=[YR=1993] W24 S36 E16 FOP=[YR=1993] S6 E8 N6 W8 $ E8 N36 $ S36 E18 UGR=[YR=2000] E12 N20 W12 S20 $ N20 E12 N16 $.

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	50	0006	MU-8	100.00	100.00	100.00	FF		1.00	1.00	0.85	2,700.00	2,295.00	229,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 229,500 Market: 0 Agricultural: 0 Common: 229,500 PRINTED 07/09/2026 BY SYS