BLOCK 195 LOTS 4 & 5
IN OR 672 PG 1426
CITY OF FDNA BEACH

MCGOWEN JACKIE & ANTIONETTE
1326 S 10TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0195-0040

BUILDING CHARACTERISTICS

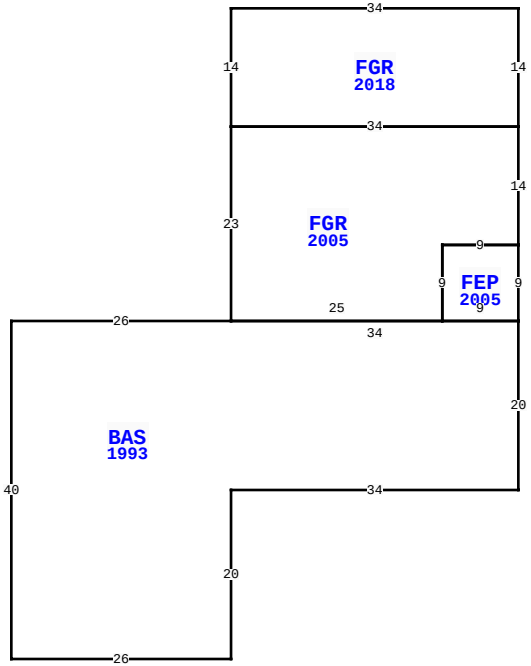
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	02	ROLL COMP 10
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,720	100	1993	1,720	152,625
FEP	81	80	2005	65	5,768
FGR	701	55	2005	386	34,252
FGR	476	55	2018	262	23,248
TOTALS	2,978			2,433	215,893

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,433	101.8220	106.91	260,112	1976	1986	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 0 Heated Area: 1720 HX Base Yr 1993



1326 S 10TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		215,893
TOTAL MARKET OB/XF VALUE		8,191
TOTAL LAND VALUE - MARKET		166,088
TOTAL MARKET VALUE		390,172
SOH/AGL Deduction		247,801
ASSESSED VALUE		142,371
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		90,960
TOTAL JUST VALUE		390,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0672/1426	12/29/1992	WD	Q	I	05	33,500
GRANTOR: OLD STONE CREDIT COR						
GRANTEE: MCGOWEN JACKIE & AN						
0661/0721	6/15/1992	CT	U	I	14	47,700
GRANTOR: CLERK OF COURT						
GRANTEE: OLD STONE CREDIT CO						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W34 S14 FGR=[YR=2005] S23 BAS=[YR=1993] W26 S40 E26 N20 E34 N20 FEP=[YR=2005] N9 W9 S9 E9 $ W34 $ E25 N9 E9 N14 W34 $ E34 N14 $.

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
2	0510	GARAGE WD-	0	100	16	20	320.00	SF	35.00	35.00	100	1993	1993	3	20	2,240	
3	0350	CARPORT WD	0	100	9	20	180.00	SF	13.00	13.00	100	1993	1993	3	20	468	
4	0201	BARN WD 10	0	100	0	0	1,572.00	SF	17.00	17.00	100	1980	1980	3	20	5,345	
5	1242	WD DECK A	0	100	12	12	144.00	SF	4.00	4.00	100	2007	2007	3	24	138	

LAND DESCRIPTION

TOTAL OB/XF 8,191

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	CI	100.00	200.00	20,761.00	SF		1.00	1.00	1.00	8.00	8.00	166,088							

REVIEW DATE 04/22/2024 BY KBA Total Acres: 0.48 Total Land Value: 166,088 Market: 0 Agricultural: 0 Common: 166,088 PRINTED 07/09/2026 BY SYS