BLOCK 196 LOTS 1 2 & 3
CITY OF FDNA BEACH

GALLUP SPENCER SMOKIE/GALLUP COLE CHANDLER
1090 OLIVE ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0196-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

S 10TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	240,000
TOTAL MARKET VALUE	240,000
SOH/AGL Deduction	80,559
ASSESSED VALUE	159,441
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,441
TOTAL JUST VALUE	240,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2736/30	8/28/2024	LE	U	I	11	100
GRANTOR: GALLUP WILLIAM F						
GRANTEE: GALLUP SPENCER SMOK						
2270/1537	2/28/2019	QC	U	V	11	100
GRANTOR: GALLUP MARILYN LANNON						
GRANTEE: GALLUP WILLIAM F						

BUILDING NOTES

BUILDING DIMENSIONS

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	001000	C	COMMERCIAL	0	0006	CI	300.00	100.00	30,000.00	SF		1.00	1.00	1.00	8.00	8.00	240,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.69 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 07/09/2026 BY SYS