

BLOCK 196 LOT 8
R/W IN OR 150/517
CITY OF FDNA BEACH

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

2026

00-00-31-1800-0196-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
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	860	100	1993	860	80,945
TOTALS	860			860	80,945

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	1242	WD DECK A	0 100	10	15	150.00	SF	10.00	10.00
2	0819	CONC 12"	0 100	5	4	20.00	SF	9.50	9.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0007	CI	100.00	100.00	100.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	860	108.0000	113.40	97,524	1986	1986	0	0	17.00	83.00
1 SINGLE FAM		100% - 2016		Heated Area: 860				HX Base Yr 2016			
BLD DATE						LGL DATE					
XF DATE						LAND DATE					

TOTAL OB/XF													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q % COND
1	1242	WD DECK A	0 100	10	15	150.00	SF	10.00	10.00	100	1990	1990	3 20
2	0819	CONC 12"	0 100	5	4	20.00	SF	9.50	9.50	100	1990	1990	3 54.5

TOTAL OB/XF													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q % COND
1	000100	C	RES	100	0007	CI	100.00	100.00	100.00	FF	1.00	1.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		80,945	
TOTAL MARKET OB/XF VALUE		404	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		156,349	
SOH/AGL Deduction		76,359	
ASSESSED VALUE		79,990	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		28,579	
TOTAL JUST VALUE		156,349	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		152,731	

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	I	11	100
GRANTOR: GALLUP MARILYN LANNON						
GRANTEE: GALLUP WILLIAM F						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W13 N1 W10 S1 W17 S24 E10 N4 E10 S2 E5 N2 E15 N20\$.													