BLOCK 254 S37 FT OF E100 FT OF
W130 FT OF LOT 8 & N38 FT OF
E100 FT OF W130 FT OF LOT 9

ULMER RIVERS
1010 CALLE CORTA
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0254-0083

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

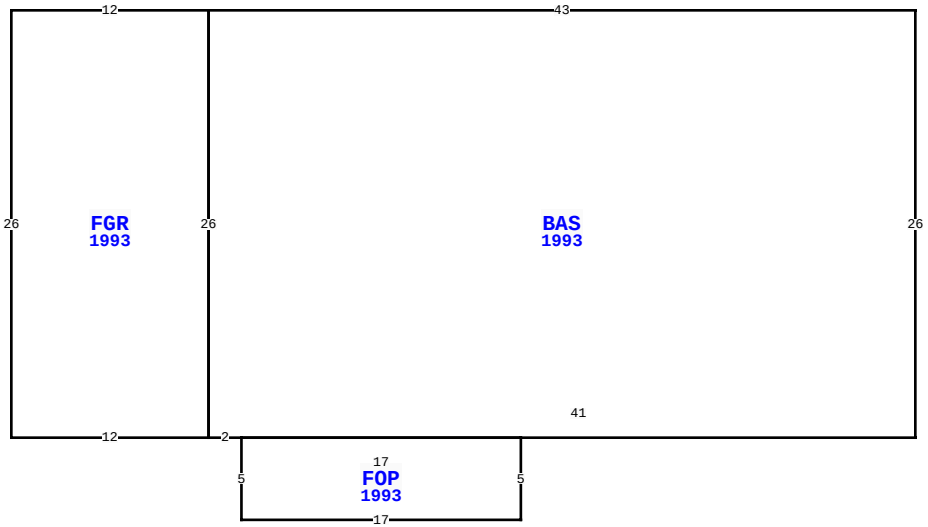
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,118	100	1993	1,118	111,784
FGR	312	55	1993	172	17,197
FOP	85	30	1993	26	2,600
TOTALS	1,515			1,316	131,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,316	113.3600	119.03	156,643	1976	1990	0	0	0	16.00	84.00

1 SINGLE FAM 0% - 2026 Heated Area: 1118 HX Base Yr



1010 CALLE CORTA, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	131,580
TOTAL MARKET OB/XF VALUE	86
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	331,666
SOH/AGL Deduction	0
ASSESSED VALUE	331,666
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	331,666
TOTAL JUST VALUE	331,666
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	306,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081059	ADDITION	9,000	06/23/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2861/84	4/14/2026	WD	Q	I	01	334,000
GRANTOR: REGENCY LITHO ASSETS						
GRANTEE: ULMER RIVERS						
2849/0545	2/20/2026	WD	Q	I	01	285,000
GRANTOR: ELEVEN GATES CAPITAL						
GRANTEE: REGENCY LITHO ASSET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 FGR=[YR=1993] W12 S26 E12 N26$ S26 E2
FOP=[YR=1993] S5 E17 N5 W17$ E41 N26$.

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	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	100	2008	2008	3	27	86	

LAND DESCRIPTION

TOTAL OB/XF 86

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	0	0006	R-1	75.00	100.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS