

BLOCK 35 LOT 8
(EX W'LY 14.23 FT)
IN OR 2343/1431

BELL MICHAEL M & MELISSA E
101 N 7TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0035-0081



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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Quality 01 Quality Level 01

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,656	100	1,656	240,567
FGR	576	55	317	46,051
FOP	180	30	54	7,845
FOP	184	30	55	7,990
FSP	150	40	60	8,716
FUS	837	100	837	121,591

TOTALS	3,583		2,979	432,759
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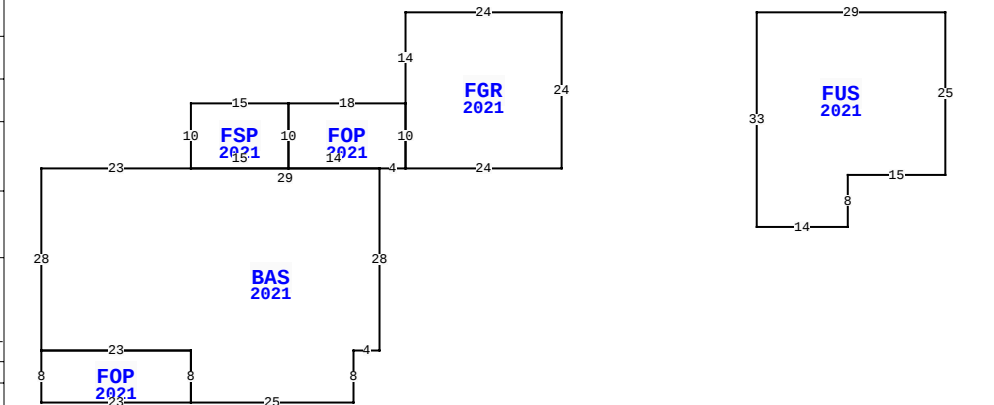
EXTRA FEATURES

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	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	100	3,500	
2	0855	CONC PAVER	0 100	0	0	2,447.00	SF	10.00	10.00	100	2021	2021	3	100	24,470	
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2021	2021	3	97	4,850	

LAND DESCRIPTION			TOTAL OB/XF 32,820													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		R-2	85.00	100.00	85.77	FF		1.00	1.00	1.00	3,200.00	3,200.00

REVIEW DATE 11/16/2021 BY RK

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,979	101.9430	145.27	432,759	2021	2021	0	0	0.00	100.00
1 SFR CUST - 100% - 2022											
Heated Area: 2493											
HX Base Yr 2022											



BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

101 N 7TH ST, FERNANDINA BEACH

BUILDING NOTES																
BUILDING DIMENSIONS																
FGR=[YR=2021] W24 S14 FOP=[YR=2021] W18 FSP=[YR=2021] W15 S10 BAS=[YR=2021] W23 S28 FOP=[YR=2021] S8 E23 N8 W23 \$ E23 S8 E25 N8 E4 N28 W29 \$ E15 N10 \$ S10 E14 E4 N10\$ S10E24 N24 \$ PTR= E30 FUS=[YR=2021] E29 S25 W15 S8 W14 N33 \$ W30 \$.																

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		432,759	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		274,464	
SOH/AGL Deduction		ASSESSED VALUE		740,043	
TOTAL EXEMPTION VALUE		TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		HX HB		690,043	
TOTAL JUST VALUE		NCON VALUE		740,043	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		0	
				737,347	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210355	C0 ISSUED	0	07/15/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2343/1431	2/28/2020	WD	Q	V	01
GRANTOR: KAVANAUGH ELWIN CLINC					SALE PRICE
GRANTEE: BELL MICHAEL M & ME					255,000

BUILDING NOTES																
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