

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	09	DECORATIVE 50
Interior Floo	08	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,557	97.2000	115.42	410,549	1900	1960	0	0	22.50	77.50		
1 SNGL FAM - 0% - 0 Heated Area: 3427 HX Base Yr													

11 S 7TH ST, FERNANDINA BEACH

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	0810	CONCRETE A	0	0	26	4			104.00	SF	1991	1991	3	64	433	
2	0825	BRICK	0	0	5	3			15.00	SF	1991	1991	3	88	165	
3	0825	BRICK	0	0	3	25			75.00	SF	1996	1996	3	92	863	
4	0825	BRICK	0	0	21	8			168.00	SF	1997	1997	3	93	1,953	
6	1242	WD DECK A	0	0	8	8			64.00	SF	1995	1995	3	20	128	
7	1242	WD DECK A	0	0	4	12			48.00	SF	1995	1995	3	20	96	
8	1242	WD DECK A	0	0	4	8			32.00	SF	1989	1989	3	20	64	
9	1242	WD DECK A	0	0	4	8			32.00	SF	1995	1995	3	20	64	
10	0851	PATIO STON	0	0	0	0			487.00	SF	2002	2002	3	83	303	
12	0418	EXHST FAN	0	0	0	0			1.00	UT	2002	2002	3	21	168	

QUALITY				
QTY	CD	DESCRIPTION	MAP AREA	CD
03		Quality Level 03		
DOR CODE 1200 STORE/OFFICE/RESID				
NEIGHBORHOOD/LOC 1005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,048	100	2,048	183,195
FOP	216	30	65	5,814
FOP	216	30	65	5,814
FUS	1,379	100	1,379	123,352
TOTALS 3,859 3,557 318,175				

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	0810	CONCRETE A	0	0	26	4			104.00	SF	1991	1991	3	64	433	
2	0825	BRICK	0	0	5	3			15.00	SF	1991	1991	3	88	165	
3	0825	BRICK	0	0	3	25			75.00	SF	1996	1996	3	92	863	
4	0825	BRICK	0	0	21	8			168.00	SF	1997	1997	3	93	1,953	
6	1242	WD DECK A	0	0	8	8			64.00	SF	1995	1995	3	20	128	
7	1242	WD DECK A	0	0	4	12			48.00	SF	1995	1995	3	20	96	
8	1242	WD DECK A	0	0	4	8			32.00	SF	1989	1989	3	20	64	
9	1242	WD DECK A	0	0	4	8			32.00	SF	1995	1995	3	20	64	
10	0851	PATIO STON	0	0	0	0			487.00	SF	2002	2002	3	83	303	
12	0418	EXHST FAN	0	0	0	0			1.00	UT	2002	2002	3	21	168	

LAND DESCRIPTION																								
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001200	C	STORE COMB	0	0003	C-3	100.00	100.00	10,000.00	SF		1.00	1.00	0.80	50.00	40.00	400,000							

TOTAL OB/XF													
4,237													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			354,155
TOTAL MARKET OB/XF VALUE			5,355
TOTAL LAND VALUE - MARKET			400,000
TOTAL MARKET VALUE			759,510
SOH/AGL Deduction			169,554
ASSESSED VALUE			589,956
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			589,956
TOTAL JUST VALUE			759,510
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			734,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131700	GAS	200	07/19/2013
20130754	OTHER	575	04/10/2013
20101173	SIGN	50	07/19/2010
20090379	SIGN	100	03/25/2009
20080901	SIGN	29	05/28/2008
20033045	XFOB	2,000	05/23/2003

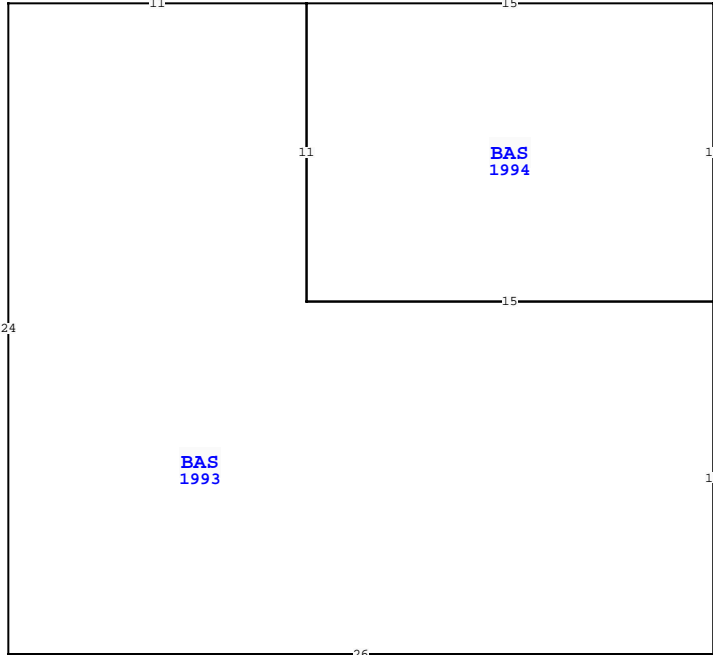
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2382/0777	8/05/2020	WD	Q	I	02	565,600
GRANTOR: PS FUNDING INC						
GRANTEE: MAESTRE RUTH E & PA						
2343/0027	3/02/2020	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: PS FUNDING INC						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=1993] W21 N40 W13 S12 W6 S3 W8 N1 W20 S12 E20 S18 W3 S9 E3 S6 FOP=[YR=1993] S8 E27 N8 W27\$ E27 N3 E5 S4 E11 N4 E5 N16\$ PTR= E20 FUS=[YR=1993] E27 S18 E21 S16 W5 S4 W11 N4 W5 S3 FOP=[YR=1993] S8 W27 N8 E27\$ W27 N37\$ W20\$.																

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 100
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	6 100
Frame	02 WOOD FRAME 100
Story Height	10 100
RMS	2 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	RSTARANT 2	- 0%	- 0									
Heated Area: 624 HX Base Yr												



Quality	02	Quality Level 02		
DOR CODE	1200	STORE/OFFICE/RESID		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	1005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	459	100	459	26,466
BAS	165	100	165	9,514
TOTALS	624		624	35,980

11 S 7TH ST, FERNANDINA BEACH

BLD DATE	01/07/2022	KK	LGL DATE	
XF DATE	01/07/2022	KK	LAND DATE	01/07/2022
INC DATE			AG DATE	

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
14	0350	CARPORT WD	0	0	16	16		SF 9.88	9.88	100	2003	2003	3	22	556	
15	0350	CARPORT WD	0	0	15	12		SF 13.00	13.00	100	2004	2004	3	24	562	

NASSAU COUNTY PROPERTY		PAGE 2 of 2
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VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
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TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		759,510
SOH/AGL Deduction		169,554
ASSESSED VALUE		589,956
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		589,956
TOTAL JUST VALUE		759,510
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		734,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20021678	SIGN	375	09/26/2002
20021510	H/AC	5,000	09/05/2002
20021448	FIRE SPRNK	2,000	08/23/2002
20021336	REMODEL	3,000	08/02/2002
20021193	H/AC	7,000	07/12/2002
20021128	REMODEL	3,000	07/02/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/0777	8/05/2020	WD	Q	I	02	565,600
GRANTOR: PS FUNDING INC						
GRANTEE: MAESTRE RUTH E & PA						
2343/0027	3/02/2020	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: PS FUNDING INC						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1994] W15 BAS=[YR=1993] W11 S24 E26 N13 W15 N11\$ S11 E15 N11\$.

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000																									