BLOCK 38 LOT N 1/2 OF 6
IN OR 393 PG 322
CITY OF FDNA BEACH

SHROADS JAMES L & JANE R
PO BOX 15568
FERNANDINA BEACH, FL 32035

2023

00-00-31-1800-0038-0061

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

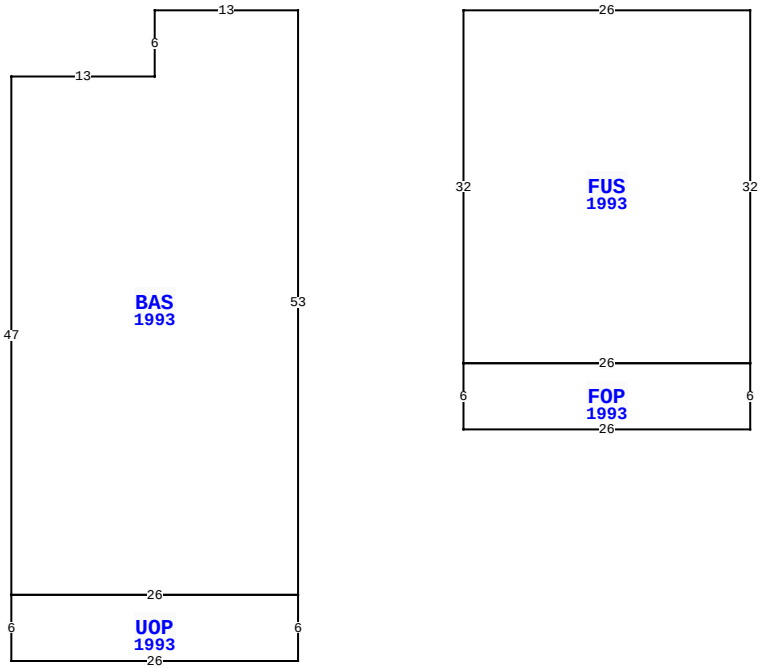
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1,300	264,880
FOP	156	30	47	9,576
FUS	832	100	832	169,524
UOP	156	20	31	6,316
TOTALS	2,444		2,210	450,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0900	01	2,210	118.3350	140.52	310,549	1900	1990	0	0	145	15.00	145.00

1 SNGL FAM – 100% - 0 Heated Area: 2132 HX Base Yr



119 S 7TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		450,296
TOTAL MARKET OB/XF VALUE		8,241
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		658,537
SOH/AGL Deduction		551,402
ASSESSED VALUE		107,135
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		57,135
TOTAL JUST VALUE		658,537
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		565,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080880	REPAIR STRUCT. BE	0	05/21/2008
20070255	REROOF W/30YR SHN	10,200	02/12/2007
20060580	H/AC W/DUCTWORK	8,900	03/21/2006
20060565	H/AC	3,400	03/17/2006
20010297	CORNER POST & RAI	3,000	02/21/2001
2002875	REROOF	700	05/05/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0393/0322	7/18/1983	WD	Q	I		78,000

GRANTOR: KLOTZ CARL H
GRANTEE: SHROADS JAMES L & J

0243/0052	7/01/1977	QC	U	I		100

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 S6 W13 S47 UOP=[YR=1993] S6 E26 N6 W26 $ E26 N53 $ PTR= E15 FUS=[YR=1993] E26 S32 FOP=[YR=1993] S6 W26 N6 E26 $ W26 N32 $ W15 $.

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
1	0350	CARPORT WD	0	100	21	16	336.00	SF	13.00	13.00	100	1980	1980	3	20	874	
2	0940	SHEDS/PORT	0	100	16	11	176.00	SF	30.00	30.00	100	1980	1980	3	20	1,056	
3	0810	CONCRETE A	0	100	0	0	500.00	SF	6.50	6.50	100	1986	1986	3	52	1,690	
4	0810	CONCRETE A	0	100	10	24	240.00	SF	6.50	6.50	100	1986	1986	3	52	811	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1960	1960	3	23	460	
6	0825	BRICK	0	100	0	0	421.00	SF	8.75	8.75	100	1986	1986	3	83	3,058	
7	1242	WD DECK A	0	100	9	14	126.00	SF	10.00	10.00	100	1999	1999	3	20	252	
8	0819	CONC 12"	0	100	3	7	21.00	SF	9.50	9.50	100	1960	1960	3	20	40	

LAND DESCRIPTION

TOTAL OB/XF 8,241

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	SFR	100	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 01/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS