

BLOCK 41 LOT S40 FT OF 2
IN OR 575 PG 578
CITY OF FDNA BEACH

ATKINSON WILLIAM C
114 S 7TH ST
FERNANDINA BEACH, FL 32035-1358

2023

00-00-31-1800-0041-0023



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	12	CEDAR 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms	3	100
Bathrooms	1	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

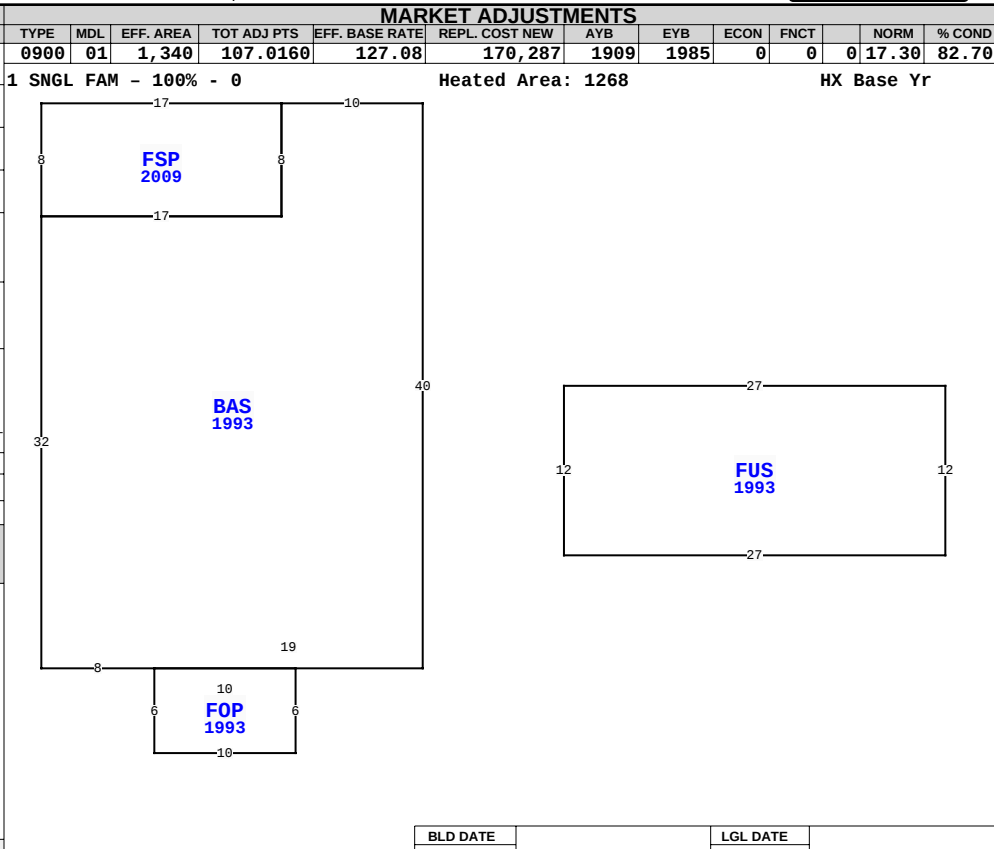
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	944	100	944	99,210
FOP	60	30	18	1,891
FSP	136	40	54	5,675
FUS	324	100	324	34,051
TOTALS	1,464		1,340	140,827

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
1	0510	GARAGE WD-	0 100	20	15	300.00	SF	43.75	43.75	100	1999	1999	3	28

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
1	000100	C	SFR	100	0003	R-2	40.00	100.00	40.00	FF		1.00	1.00	1.10

REVIEW DATE 09/12/2018 BY DJX



114 S 7TH ST, FERNANDINA BEACH				XF DATE				LAND DATE		
				INC DATE				AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
300.00	SF	43.75	43.75	100	1999	1999	3	28	3,675	

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	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100	0003	R-2	40.00	100.00	40.00	FF		1.00	1.00	1.10

Total Acres: 0.00 Total Land Value: 176,000 Market: 0 Agricultural: 0 Common: 176,000

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 2										Tax Dist:				
BUILDING MARKET VALUE										140,827				
TOTAL MARKET OB/XF VALUE										3,675				
TOTAL LAND VALUE - MARKET										176,000				
TOTAL MARKET VALUE										320,502				
SOH/AGL Deduction										277,420				
ASSESSED VALUE										43,082				
TOTAL EXEMPTION VALUE										43,082				
BASE TAXABLE VALUE										0				
TOTAL JUST VALUE										320,502				
NCON VALUE										0				
INCOME VALUE										0				
PREVIOUS YEAR MKT VALUE										218,237				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090049	REPAIR/RRF	8,864	01/15/2009
7863	GARAGE	2,200	08/18/1993
5545	REMODEL	5,000	08/16/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0575/0578	7/27/1989	WD	Q	I		12,000
GRANTOR: SLOAN STELLA TOOMEY						
GRANTEE: ATKINSON WILLIAM C						
0504/0286	12/01/1986	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=1993] W10 FSP=[YR=2009] W17 S8 E17 N8\$ S8 W17 S32 E8														
FOP=[YR=1993] S6 E10 N6 W10\$ E19 N40\$ PTR=E10 S20														
FUS=[YR=1993] E27 S12 W27 N12\$ N20W10\$.														