

BLOCK 42 LOTS 3 & 4
IN OR 2142/1674
ESMT IN OR 958/178

BAKER FAMILY LIVING TRUST/BAKER JOSEPH W TRUSTEE
28 S 7TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0042-0040



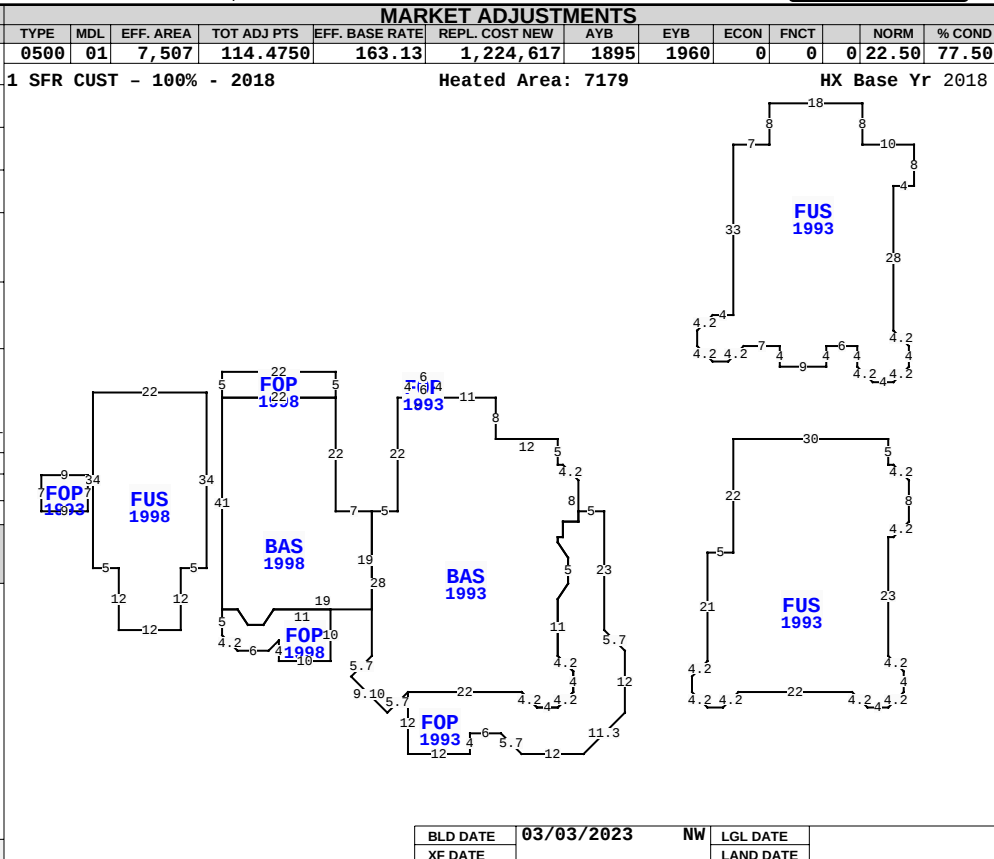
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 70
Interior Wall	05	DRYWALL 30
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	9	100
Bathrooms	11.5	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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	1,974	100	1,974	249,565
BAS	1,050	100	1,050	132,747
FOP	24	30	7	885
FOP	63	30	19	2,402
FOP	731	30	219	27,687
FOP	110	30	33	4,172
FOP	167	30	50	6,322
FUS	1,542	100	1,542	194,948
FUS	1,721	100	1,721	217,579
FUS	892	100	892	112,772
TOTALS	8,274		7,507	949,078

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	1242	WD DECK A	0 100	64	4	256.00	SF	10.00	10.00
2	0810	CONCRETE A	0 100	0	0	168.00	SF	6.50	6.50
3	0504	FP-ELECTRI	0 100	0	0	4.00	UT	2,000.00	2,000.00
4	0825	BRICK	0 100	0	0	622.00	SF	12.50	12.50
7	0461	IRON FENCE	0 100	4	181	724.00	SF	8.50	8.50
8	0877	JACUZZI	0 100	0	0	2.00	UT	1,000.00	1,000.00
9	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00
11	1243	WD DECK F	0 100	3	7	21.00	SF	8.00	8.00
12	1241	WD DECK G	0 100	3	23	69.00	UT	11.50	11.50
13	0810	CONCRETE A	0 100	9	7	63.00	SF	6.50	6.50



28 S 7TH ST, FERNANDINA BEACH

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			1,053,579
TOTAL MARKET OB/XF VALUE			23,623
TOTAL LAND VALUE - MARKET			1,000,000
TOTAL MARKET VALUE			2,077,202
SOH/AGL Deduction			1,113,798
ASSESSED VALUE			963,404
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			908,404
TOTAL JUST VALUE			2,077,202
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,969,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190217	REMODEL	0	03/18/2019
20141069	BALCONY	7,500	05/22/2014
20121853	H/AC DUCT REPLACE	2,500	09/07/2012
20121615	REPLACE 2 AIR HAN	5,000	08/09/2012
20100663	REPLACE ~1500SF S	500	04/23/2010
20081171	CYPRESS FENCE	1,675	07/16/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2142/1674	8/15/2017	WD U	I	11	
GRANTOR: BAKER JOSEPH W & CORR					
GRANTEE: BAKER FAMILY LIVING					
2128/0580	6/20/2017	WD Q	I	02	1,225,000
GRANTOR: SHEFFIELD GEORGE W SR					
GRANTEE: BAKER JOSEPH W & CO					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W12 N8 W11 W8 S22 W5 S28 D4L4 D7R7									
U4R4 E22 D3R3 E4 U3R3 N4 U3L3 N11 U3R2 N5 U3L2 N1 E1 N3 E3 N8									
U3L3 W1 N5 \$									
FUS=[YR=1993;ORIG=34,0] E30 S5 E1 D3R3 S8 D3L3 W1 S23 D3R3 S4									
D3L3 W4 U3L3 W22 D3L3 W3 U3L3 N3 U3R3 N21 E5 N22 \$									
FUS=[YR=1993;ORIG=34,-57] E7 N8 E18 S8 E10 S8 W4 S28 D3R3 S4									
D3L3 W4 U3L3 N4 W6 S4 W9 N4 W7 D3L3 W3 U3L3 N3 U3R3 E4 N33 \$									
BAS=[YR=1998;ORIG=-36,14] W7 N22 W22 S41 E3 D3R2 E3 U3R2 E19									
N19 \$									
FUS=[YR=1998;ORIG=-68,-9] W22 S34 E5 S12 E12 N12 E5 N34 \$									
FOP=[YR=1993;ORIG=-29,49] S12 E12 N4 E6 D4R4 E12 U8R8 N12									
U4L4 N23 W5 S2 W3 S3 W1 S1 D3R2 S5 D3L2 S11 D3R3 S4 D3L3 W4									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	C-3	100.00	100.00	20,000.00
TOTAL OB/XF 21,277									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
SF		1.00	1.00	1.00	50.00	50.00	1,000,000		
REVIEW DATE 12/09/2019 BY DJX									
Total Acres: 0.00 Total Land Value: 1,000,000 Market: 0 Agricultural: 0 Common: 1,000,000									

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