

BLOCK 128 N1/2 OF LOT 1
IN OR 1599/1884
CITY OF FDNA BEACH

ROLAND BILLY G/MILLIGAN-ROLAND DEBORA K
302 S 7TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0128-0011



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																										
Exterior Wall	12	CEDAR 60	0900	01	3,164	119.4160	141.81	448,687	1910	1995	0	0	0	13.50	86.50	VALUATION SUMMARY																									
Exterior Wall	14	WD SHINGLE 40	1 SNGL FAM - 100% - 2010													Heated Area: 3072													HX Base Yr 2010												
Roof Structure	03	GABLE/HIP 100														VALUATION BY													STANDARD												
Roof Cover	03	COMP SHNGL 100														Tax Group: 2													Tax Dist:												
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE													388,114												
Interior Floor	12	HARDWOOD 90														TOTAL MARKET OB/XF VALUE													24,354												
Interior Floor	15	HARDTILE 10														TOTAL LAND VALUE - MARKET													200,000												
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE													612,468												
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction													258,478												
Bedrooms	4	100														ASSESSED VALUE													353,990												
Bathrooms	4	100														TOTAL EXEMPTION VALUE													50,000												
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE													303,990												
Stories	3.	3. 100	TOTAL JUST VALUE													612,468																									
Units	0	100	NCON VALUE													0																									
BUD8 Adjustme	02	DIST FB 100	INCOME VALUE																																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE													526,795																									
Quality	05	Quality Level 05																																							
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	1,408	100	1,408	172,713																																					
DCK	37	10	4	490																																					
FOP	140	30	42	5,152																																					
FOP	120	30	36	4,416																																					
FUS	640	100	640	78,506																																					
FUS	1,024	100	1,024	125,609																																					
STP	55	10	6	736																																					
STR	40	10	4	490																																					
TOTALS	3,464		3,164	388,114																																					
EXTRA FEATURES					302 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																								
2	0810	CONCRETE A	0	100	0	0	655.00	SF	6.50	6.50	100	1984	1984	3	47	2,001																									
4	0510	GARAGE WD-	0	100	35	16	560.00	SF	35.00	35.00	100	2006	2006	3	48	9,408																									
5	0825	BRICK	0	100	26	6	156.00	SF	12.50	12.50	100	2000	2000	3	94	1,833																									
6	0825	BRICK	0	100	0	0	284.00	SF	12.50	12.50	100	2014	2014	3	99	3,515																									
7	1076	TRELLIS A	0	100	10	12	120.00	SF	7.50	7.50	100	2014	2014	3	78	702																									
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2014	2014	3	70	3,500																									
9	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	97	3,395																									
TOTAL OB/XF 24,354																																									
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																								
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 08/27/2019 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS																																									