

BLOCK 128 N1/2 OF 4
IN OR 930/923
CITY OF FDNA BEACH

ANDERSON LYNNE C TRUST/ANDERSON LYNNE C TRUSTEE
326 S 7TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0128-0041



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

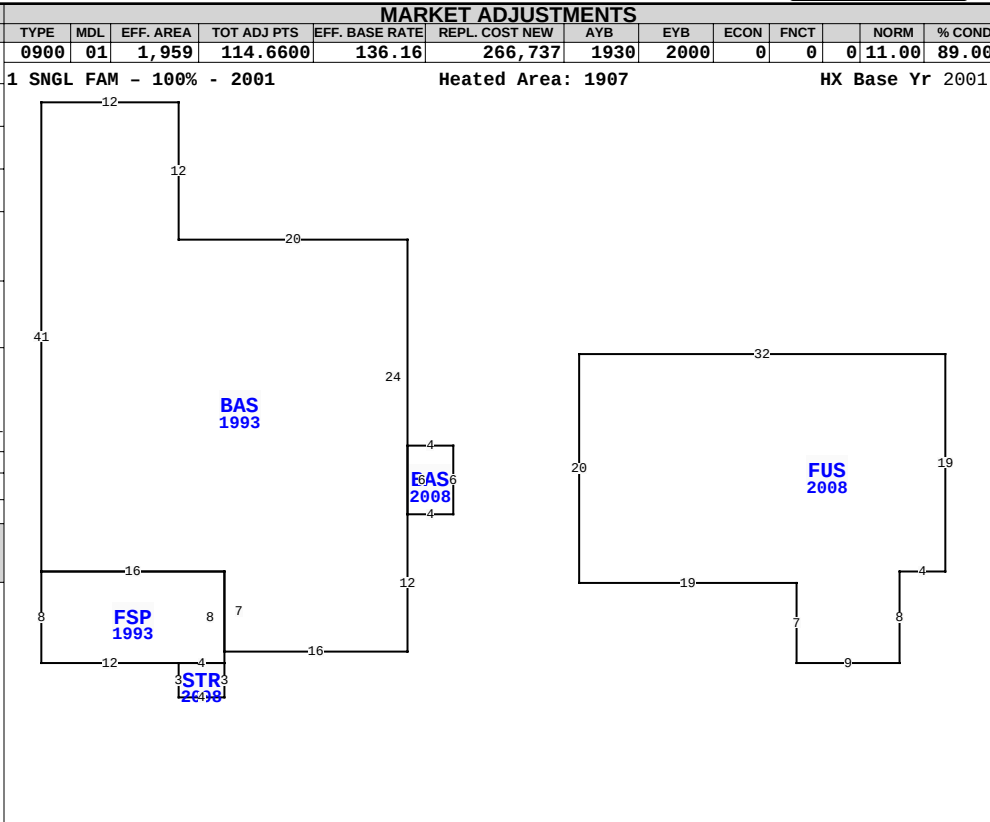
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,184	100	1,184	143,480
BAS	24	100	24	2,909
FSP	128	40	51	6,180
FUS	699	100	699	84,707
STR	12	10	1	121

TOTALS	2,047	1,959	237,396
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
3	1242	WD DECK A	0 100	0	0	309.00	SF	10.00	
4	1242	WD DECK A	0 100	4	8	32.00	SF	10.00	
5	1241	WD DECK G	0 100	0	0	100.00	UT	17.25	
6	0962	SKYLIGHT	0 100	0	0	3.00	UT	250.00	
7	0855	CONC PAVER	0 100	37	4	148.00	SF	10.00	
8	0855	CONC PAVER	0 100	114	12	1,368.00	SF	10.00	
9	0810	CONCRETE A	0 100	15	5	75.00	SF	6.50	

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	R-2	50.00	100.00	50.00



326 S 7TH ST, FERNANDINA BEACH
BLD DATE
XF DATE
INC DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1930	1930	3	20	700	
100	2002	2002	3	21	649	
100	2002	2002	3	21	67	
100	2004	2004	3	40	690	
100	2008	2008	3	90	675	
100	2004	2004	3	86	1,273	
100	2004	2004	3	86	11,765	
100	1994	1994	3	70	341	

TOTAL OB/XF										16,160		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA
03	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		309,180	
TOTAL MARKET OB/XF VALUE		16,160	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		525,340	
SOH/AGL Deduction		322,037	
ASSESSED VALUE		203,303	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		153,303	
TOTAL JUST VALUE		525,340	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		452,754	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071868	ELECT. FOR ADDITI	1,500	10/08/2007
20071656	PLUMBING ADDITION	1,500	09/04/2007
20071534	MAKE ATTIC INTO F	15,000	08/17/2007
20060640	REMODEL	1,100	03/30/2006
20060607	REMODEL	1,150	03/23/2006
20060564	REMODEL	6,500	03/16/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2638/1636	5/10/2023	WD	U	I	11	100	
GRANTOR: ANDERSON LYNNE C							
GRANTEE: ANDERSON LYNNE C TR							
0930/0923	5/02/2000	WD	U	I		137,000	
GRANTOR: MCCULLY MARION R							
GRANTEE: ANDERSON LYNNE C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W20 N12 W12 S41 FSP=[YR=1993] S8 E12									
STR=[YR=2008] S3E4N3 W4\$ E4 N8 W16 \$ E16 S7E16 N12									
BAS=[YR=2008] E4 N6 W4 S6 \$ N24 \$ PTR=E15S10 FUS=[YR=2008]									
S20 E19S7E9 N8E4N19W32\$ N10W15\$.									

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