

BLOCK 135 LOT N 58 FT OF 1
IN OR 1167/306
CITY OF FDNA BEACH

MOWERY DOUGLAS L/HAUN SUSAN J
402 S 7TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0135-0011



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	2 100
Bathrooms	2	2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	187,175
FOP	240	30	72	8,639
FUS	786	100	786	94,307
STR	210	10	21	2,519
UOP	60	20	12	1,440

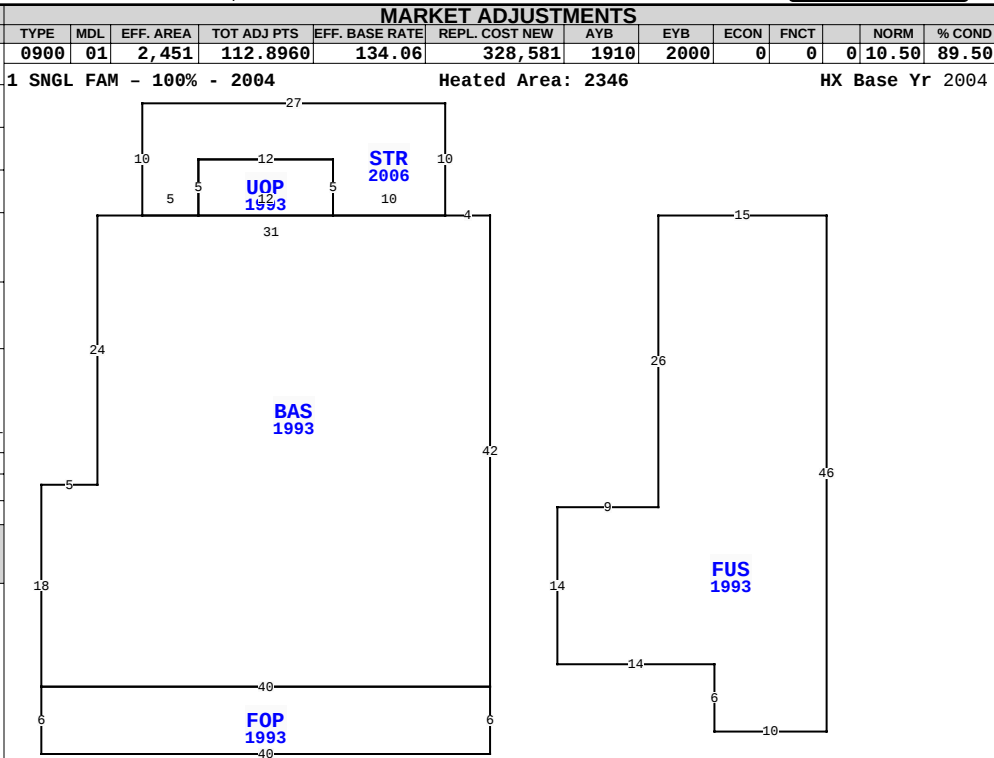
TOTALS	2,856		2,451	294,080
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	0511	GARAGE CB-	0 100	24	20	480.00	SF	40.00	40.00	100	1970	1970	3	22	4,224	
2	0810	CONCRETE A	0 100	0	0	278.00	SF	6.50	6.50	100	1963	1963	3	20	361	
3	0801	ASPHALT A	0 100	0	0	262.00	SF	3.00	3.00	100	1970	1970	3	50	393	

LAND DESCRIPTION		
L N	USE CODE	CLS

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	R-2	58.00	100.00	58.00	FF		1.00	1.00	0.90	4,000.00	3,600.00	208,800							



402 S 7TH ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	294,080			
TOTAL MARKET OB/XF VALUE	4,978			
TOTAL LAND VALUE - MARKET	208,800			
TOTAL MARKET VALUE	507,858			
SOH/AGL Deduction	244,283			
ASSESSED VALUE	263,575			
TOTAL EXEMPTION VALUE	HX HB 50,000			
BASE TAXABLE VALUE	213,575			
TOTAL JUST VALUE	507,858			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	427,345			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190578	REM BATH	0	10/08/2019
20101559	H/AC	7,000	09/13/2010
20091719	OTHER	600	12/17/2009
20091711	GAS	1,295	12/07/2009
20061003	DEMOLITION	0	05/01/2006
20060735	REPAIR/RRF	8,000	04/12/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1167/0306	9/02/2003	WD	Q	I	
					271,000

GRANTOR: GOWER MELISSA R					
GRANTEE: MOWERY DOUGLAS L &					
0873/1100	3/09/1999	WD	Q	I	160,500
GRANTOR: CARTER MARK T & LORI					
GRANTEE: GOWER MELISSA ROBIN					

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=1993] W4 STR=[YR=2006] N10 W27 S10 E5 UOP=[YR=1993] E12 N5 W12 S5\$ N5 E12 S5 E10\$ W31 S24 W5 S18 FOP=[YR=1993] S6 E40 N6 W40\$ E40 N42 \$ PTR=E15 FUS=[YR=1993] E15 S46 W10 N6 W14 N14 E9 N26\$ W15\$.		