

BLOCK 135 N80 FT OF LOT 3
ESMT OR 1357/1788
CITY OF FDNA BEACH

HLLONDON INVESTMENTS LLC
19 S 6TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0135-0031



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	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	1,094	100	1,094	102,994
FSP	147	40	59	5,555
STR	12	10	1	94
TOTALS	1,253		1,154	108,642

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
4	0855	CONC PAVER	0 100	0	0	183.00	SF	10.00	10.00	100	2013
5	0855	CONC PAVER	0 100	0	0	465.00	SF	10.00	10.00	100	2013
8	0855	CONC PAVER	0 100	0	0	183.00	SF	10.00	10.00	100	2013
9	1242	WD DECK A	0 100	0	0	308.00	SF	10.00	10.00	100	2013

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-2	77.00	100.00	77.00	FF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,154	110.8760	131.67	151,947	1920	1980	0	0	28.50	71.50
1 SNGL FAM - 100% - 2016 Heated Area: 1094 HX Base Yr 2016											
416 S 7TH ST, FERNANDINA BEACH											

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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						108,642					
TOTAL MARKET OB/XF VALUE						9,898					
TOTAL LAND VALUE - MARKET						308,000					
TOTAL MARKET VALUE						426,540					
SOH/AGL Deduction						210,690					
ASSESSED VALUE						215,850					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						165,850					
TOTAL JUST VALUE						426,540					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						336,993					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182142	REMODEL	10,500	06/22/2018
20121600	H/AC	4,396	08/07/2012
20072166	OTHER	2,000	12/05/2007
20021702	ELEC OTHER	0	10/02/2002
20020969	H/AC	0	06/07/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2636/1889	5/04/2023	WD	U	I	30	522,500
GRANTOR: LONDON RICHARD R						
GRANTEE: HLLONDON INVESTMENT						
2631/1477	4/13/2023	FJ	U	I	11	0
GRANTOR: LONDON REHA EST						
GRANTEE: LONDON RICHARD R						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W20 N4 STR=[YR=1994] E4N3W4 S3\$ N7 W13 S22 W2 S14FSP=[YR=1993] S7 E21 N7W21\$ E21 S7 E14 N32\$.											