BLOCK 135 LOT S60 FT OF 4
IN OR 1422/1687
CITY OF FDNA BEACH

WARNER SUSANNAH A
430 S 7TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0135-0042

BUILDING CHARACTERISTICS

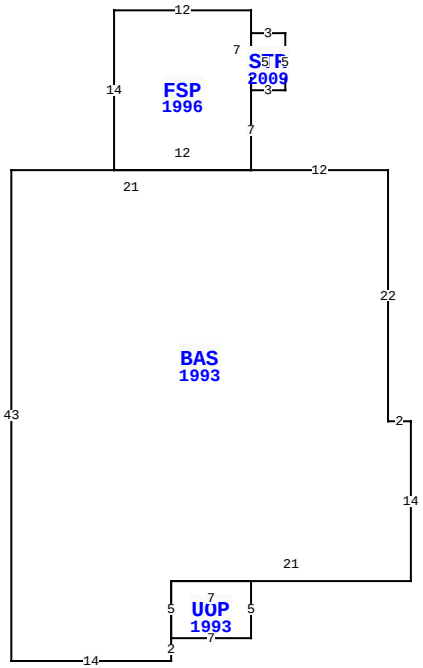
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,314	100	1,314	180,840
FSP	168	40	67	9,221
STR	15	10	2	275
UOP	35	20	7	963
TOTALS	1,532		1,390	191,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,390	111.0096	158.19	219,884	1900	1995	0	0	0	13.00	87.00

1 SFR CUST – 100% - 2017 Heated Area: 1314 HX Base Yr 2017



430 S 7TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		191,299
TOTAL MARKET OB/XF VALUE		9,286
TOTAL LAND VALUE - MARKET		216,000
TOTAL MARKET VALUE		416,585
SOH/AGL Deduction		145,820
ASSESSED VALUE		270,765
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		220,765
TOTAL JUST VALUE		416,585
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091132	REPAIR/REPLACE RO	10,000	08/26/2009
20080776	DRIVEWAY	0	05/08/2008
B969818	ADDITION	3,000	09/03/1996
8632	NEW CONSTR	5,000	10/18/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1422/1687	6/23/2006	WD	Q	I		260,000
GRANTOR: MUNDERLOH ROGER A & S						
GRANTEE: WARNER SUSANNAH A						
0886/0190	6/08/1999	WD	Q	I		127,500
GRANTOR: OAKLAND LAYLA						
GRANTEE: MUNDERLOH ROGER A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FSP=[YR=1996] N7STR=[YR=2009] E3N5W3S5$N7 W12 S14 E12$ W21 S43E14N2 UOP=[YR=1993] E7N5W7S5$N5 E21 N14W2N22$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1960	1960	3	23	805	
2	0510	GARAGE WD-	0	100	18	24	432.00	SF	35.00	35.00	100	2000	2000	3	29	4,385	
3	0810	CONCRETE A	0	100	0	0	144.00	SF	6.50	6.50	100	1960	1960	3	20	187	
4	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50	6.50	100	1996	1996	3	73	228	
5	0825	BRICK	0	100	0	0	61.00	SF	12.50	12.50	100	1996	1996	3	92	702	
6	0825	BRICK	0	100	0	0	21.00	SF	12.50	12.50	100	1960	1960	3	39.8	104	
8	0810	CONCRETE A	0	100	0	0	486.00	SF	6.50	6.50	100	2009	2009	3	91	2,875	

LAND DESCRIPTION

TOTAL OB/XF 9,286

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		R-2	60.00	100.00	60.00	FF		1.00	1.00	0.90	4,000.00	3,600.00	216,000							

REVIEW DATE 09/12/2018 BY DJX Total Acres: 0.00 Total Land Value: 216,000 Market: 0 Agricultural: 0 Common: 216,000 PRINTED 08/02/2023 BY SYS