

BLOCK 140 LOT 7
OR 554/555 & OR 841/1249
CITY OF FDNA BEACH

TESTON RASTUS T JR EST
C/O TESTON LESLIE, 748 OLIVE ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0140-0070



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	15 CONC BLOCK 80
Exterior Wall	05 AVERAGE 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 70
Roof Cover	04 BUILT-UP 30
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	2 100
Bathrooms	1.5 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality	02 Quality Level 02
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
---------	----------	----

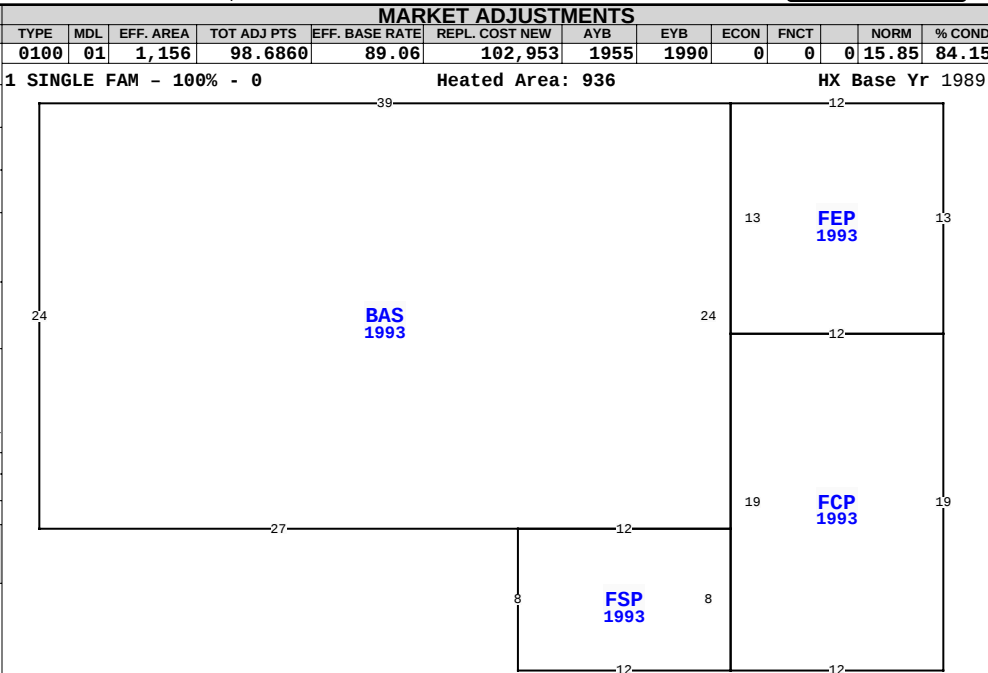
NEIGHBORHOOD/LOC	1001.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	936	70,147
FCP	228	25	57	4,271
FEP	156	80	125	9,368
FSP	96	40	38	2,848

TOTALS	1,416	1,156	86,635
--------	-------	-------	--------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	38	7	266.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	15	22	330.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	
4	0801	ASPHALT A	0	100	0	0	1,670.00	SF	3.00	3.00	
5	0511	GARAGE CB-	0	100	26	24	624.00	SF	40.00	40.00	

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



517 S 7TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		86,635	
TOTAL MARKET OB/XF VALUE		9,535	
TOTAL LAND VALUE - MARKET		400,000	
TOTAL MARKET VALUE		496,170	
SOH/AGL Deduction		402,224	
ASSESSED VALUE		93,946	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		43,946	
TOTAL JUST VALUE		496,170	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		391,393	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984089	REROOF	3,000	08/05/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0841/1249	7/20/1998	WD	U	I	06	100	
GRANTOR: TESTON VENA H							
GRANTEE: TESTON RASTUS T							
0554/0555	10/12/1988	WD	Q	I		50,000	
GRANTOR: TESTON RASTUS T SR							
GRANTEE: TESTON RASTUS T JR							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W39 S24 E27 FSP=[YR=1993] S8 E12 FCP=[YR=1993] E12 N19 FEP=[YR=1993] N13 W12 S13E12\$ W12S19\$ N8W12\$ E12 N24\$.											