BLOCK 166 LOTS 11 12
IN OR 988/289
CITY OF FDNA BEACH

FOREHAND CARRIE E
922 S 7TH ST
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1800-0166-0110**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

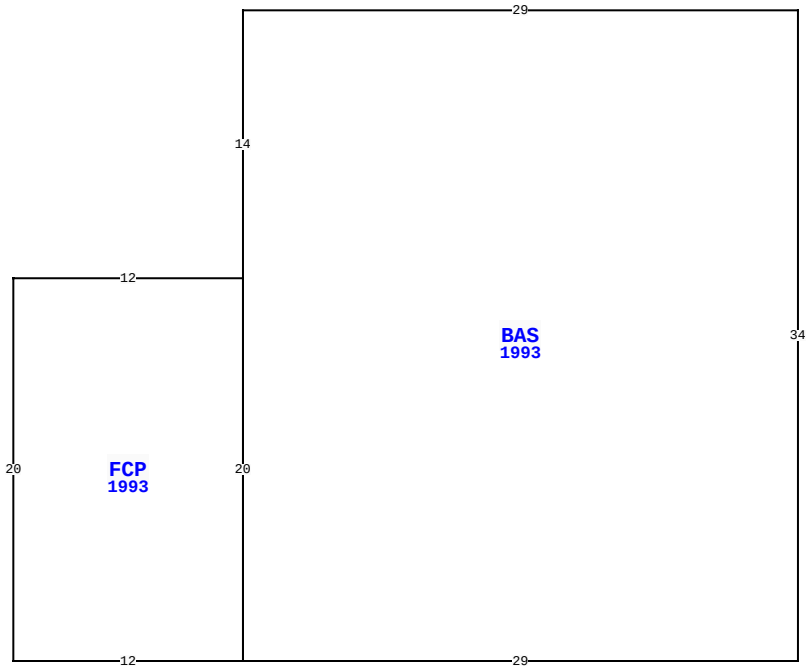
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 986 | 100 | 986 | 83,558 |
| FCP | 240 | 25 | 60 | 5,084 |
| TOTALS | 1,226 | | 1,046 | 88,643 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,046 | 112.4496 | 101.49 | 106,159 | 1975 | 1985 | 0 | 0 | 0 | 16.50 | 83.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 986 HX Base Yr




922 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 | 88,643 |
| TOTAL MARKET OB/XF VALUE | 655 |
| TOTAL LAND VALUE - MARKET | 151,860 |
| TOTAL MARKET VALUE | 241,158 |
| SOH/AGL Deduction | 147,435 |
| ASSESSED VALUE | 93,723 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 93,723 |
| TOTAL JUST VALUE | 241,158 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 177,531 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0988/0289 | 5/24/2001 | WD | Q | I | | 75,000 |
| GRANTOR: DESALVO PROPERTIES LL | | | | | | |
| GRANTEE: FOREHAND CARRIE E | | | | | | |
| 0974/1903 | 3/12/2001 | WD | Q | I | | 42,000 |
| GRANTOR: CRUMP FRANKIE L & DOR | | | | | | |
| GRANTEE: DESALVO PROPERTIES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W29 S14 FCP=[YR=1993] W12 S20 E12N20$ S20 E29 N34$ .

## 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 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 373.00 | SF | 6.50 | 6.50 | 100 | 1975 | 1975 | 3 | 27 | 655 | |

## LAND DESCRIPTION

TOTAL OB/XF 655

| 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 | 0 | 0006 | MU-8 | 50.00 | 100.00 | 5,062.00 | SF | | 1.00 | 1.00 | 1.00 | 30.00 | 30.00 | 151,860 | | | | | | | |

REVIEW DATE 03/28/2022 BY DC Total Acres: 0.00 Total Land Value: 151,860 Market: 0 Agricultural: 0 Common: 151,860 PRINTED 08/02/2023 BY SYS