



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floo	03 CONC FINSH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	6 100
Frame	05 STEEL 100
Story Height	18 100
RMS	3 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
Occupancy	00 OWNER OCC 100

Quality	03	Quality Level 03	
DOR CODE	4100	LIGHT MANUFACTURE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	400	185	740	40,727
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BAS	1,600	100	1,600	88,059

TOTALS	2,400	3,080	169,514
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0810	CONCRETE A	0	0	0	0	382.00	SF	6.50
3	0810	CONCRETE A	0	0	23	3	69.00	SF	6.50
4	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00
5	0467	FNC GT 25'	0	0	0	0	2.00	UT	700.00
6	0812	CONCRETE C	0	0	0	0	1,020.00	SF	4.00
7	0424	CL FNC 6'	0	0	0	0	350.00	LF	20.00
8	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	004100	C	LIGHT MFG.	0	0006	IM	0.00	0.00	25,005.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4101	06	3,080	98.5271	56.16	172,973	2010	2010	0	0	2.00	98.00	
1 LGHT MANUF - 0% - 0												
Heated Area: 2400												
HX Base Yr												

1015 S 7TH ST, FERNANDINA BEACH				BLD DATE	11/14/2017			KK	LGL DATE	
				XF DATE					LAND DATE	
				INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
382.00	SF	6.50	6.50	100	2010	2010	3	92	2,284	
69.00	SF	6.50	6.50	100	2010	2010	3	92	413	
2.00	UT	400.00	400.00	100	2010	2010	3	50	400	
2.00	UT	700.00	700.00	100	2010	2010	3	81	1,134	
1,020.00	SF	4.00	4.00	100	2010	2010	3	92	3,754	
350.00	LF	20.00	20.00	100	2006	2006	3	72	5,040	
1.00	UT	450.00	450.00	100	2010	2010	3	81	365	

TOTAL OB/XF										13,390							
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
1	004100	C	LIGHT MFG.	0	0006	IM	0.00	0.00	25,005.00	SF		1.00	1.00	1.00	4.50	4.50	112,522

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		169,514			
TOTAL MARKET OB/XF VALUE		13,390			
TOTAL LAND VALUE - MARKET		112,522			
TOTAL MARKET VALUE		295,426			
SOH/AGL Deduction		64,950			
ASSESSED VALUE		230,476			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		230,476			
TOTAL JUST VALUE		295,426			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		235,801			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120377	LO VOLT SECUR SYS	745	03/07/2012
20101993	H/AC	4,000	11/18/2010
20100362	OTHER	2,000	02/26/2010
20100365	ELEC OTHER	1,750	02/26/2010
20100286	ADDITION	32,000	02/12/2010
20062433	CARPORT	4,000	11/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1874/0333	8/20/2013	WD	Q	I	05	225,000	
GRANTOR: ART SANCHEZ INC							
GRANTEE: SOLOMON BOBBY G & R							
1280/1851	12/14/2004	TX	U	V	04	18,500	
GRANTOR: TAX COLLECTOR							
GRANTEE: ART SANCHEZ INC							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2010] W40 S30 AOF=[YR=2010] S20 E20 N20 W20\$ E20 S20 E20 N50\$ PTR=N10W20 AOF=[YR=2010] N20W20S20 E20\$ S10E20\$.							