BLOCK 38 LOT N1/2 OF 4
IN OR 2084/1025
CITY OF FDNA BEACH

ROLAND BILLY G/MILLIGAN-ROLAND DEBORA K
302 S 7TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0038-0041

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 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	04	Quality Level 04

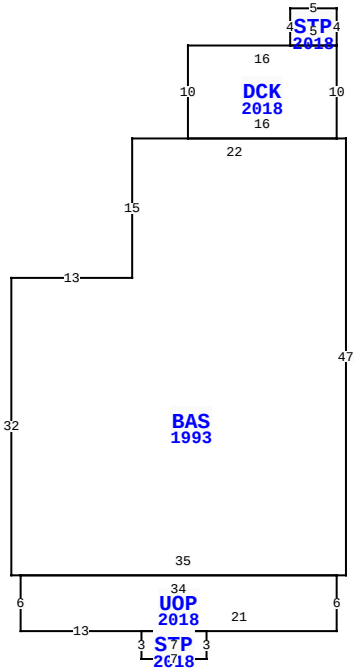
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,497	100	1,497	198,771
DCK	160	10	16	2,125
STP	20	10	2	265
STP	21	10	2	265
UOP	204	20	41	5,444
TOTALS	1,902		1,558	206,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,558	122.0940	152.62	237,782	1907	1997	0	0	0	13.00	87.00

1 SNGL FAM – 0% - 0 Heated Area: 1497 HX Base Yr



126 S 6TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	206,870
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	406,870
SOH/AGL Deduction	72,107
ASSESSED VALUE	334,763
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	334,763
TOTAL JUST VALUE	406,870
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	397,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172407	REMODEL	50,000	08/07/2017
20171799	DEMOLITION	2,500	06/09/2017
20091193	REROOF W/30YR SHN	5,000	09/08/2009
2004133	REMODEL BATH,KIT.	10,000	10/09/2000
1985498M	H/AC	1,500	11/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2084/1025	11/21/2016	WD	Q	I	01	265,000
GRANTOR: HUOVINEN DONALD W						
GRANTEE: ROLAND BILLY G & DE						
0428/0337	7/01/1984	WD	Q	I		18,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 DCK=[YR=2018] N10 STP=[YR=2018] N4 W5 S4 E5$ W16 S10 E16$ W22 S15 W13 S32 E1 UOP=[YR=2018] S6 E13 STP=[YR=2018] S3 E7 N3 W7$ E21 N6 W34$ E35 N47 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS