



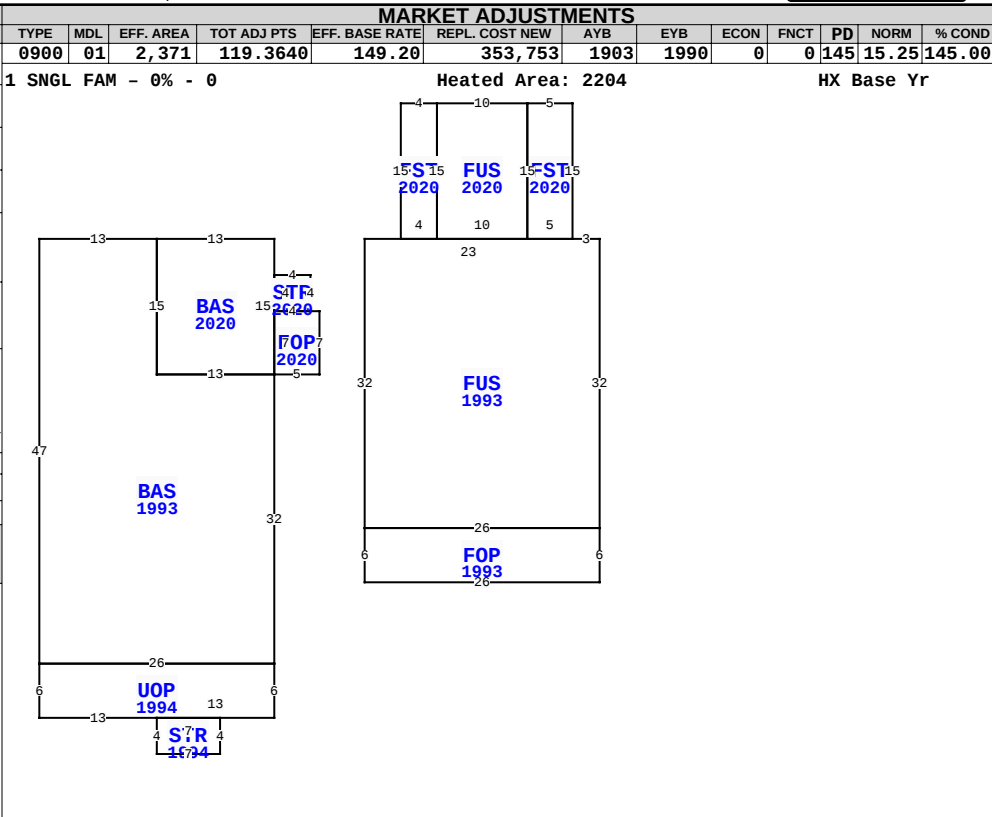
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
NEIGHBORHOOD/LOC			1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,027	100	1,027	222,181
BAS	195	100	195	42,186
FOP	156	30	47	10,167
FOP	35	30	10	2,163
FST	60	55	33	7,140
FST	75	55	41	8,870
FUS	832	100	832	179,994
FUS	150	100	150	32,451
STR	28	10	3	650
STR	16	10	2	432
TOTALS	2,730		2,371	512,942

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0810	CONCRETE A	0	0	10	17	170.00	SF	6.50
3	0830	FLAGSTONE	0	0	0	0	1,075.00	SF	12.00
4	0825	BRICK	0	0	0	0	392.00	SF	8.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	R-2	50.00	100.00	50.00



** This building has 11 Sub-Areas

123 S 7TH ST, FERNANDINA BEACH

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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1960	1960	3	22	440	
100	1986	1986	3	49.5	547	
100	1990	1990	3	59.5	7,676	
100	1995	1995	3	91	3,121	

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 2									
Tax Dist:									
BUILDING MARKET VALUE									
551,716									
TOTAL MARKET OB/XF VALUE									
11,784									
TOTAL LAND VALUE - MARKET									
200,000									
TOTAL MARKET VALUE									
763,500									
SOH/AGL Deduction									
161,174									
ASSESSED VALUE									
602,326									
TOTAL EXEMPTION VALUE									
0									
BASE TAXABLE VALUE									
602,326									
TOTAL JUST VALUE									
763,500									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
738,420									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190395	NEW CONSTR	0	07/03/2019
20190396	ADD/REMODEL	0	07/03/2019
20100804	REPAIR FOUNDATION	1,500	05/13/2010
20100444	H/AC	8,800	03/15/2010
8536	REMODEL	3,000	08/31/1994
7429	REPAIR/RRF	2,400	11/19/1992

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1438/1591	8/22/2006	WD	Q	I		512,500			
GRANTOR: CLEMENS GARY L & GAIL									
GRANTEE: SCOTT JAMES D & CON									
1326/0109	6/15/2005	WD	U	I	20	469,000			
GRANTOR: KOFORD JODIE A									
GRANTEE: CLEMENS GARY L & GA									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2020] W13 S15 E13 FOP=[YR=2020] E5 N7 W1									
STR=[YR=2020] N4 W4 S4 E4\$ W4 S7\$ BAS=[YR=1993] W13 N15W13									
S47 UOP=[YR=1994] S6E13 STR=[YR=1994] S4E7N4W7 \$ E13N6W26\$									
E26N32\$N15 PTR= E10 FUS=[YR=1993] S32 FOP=[YR=1993] S6E26									
N6W26\$ E26N32W3 FST=[YR=2020] N15 W5 FUS=[YR=2020] W10									
FST=[YR=2020] W4 S15 E4 N15\$S15 E10 N15\$ S15 E5 \$ W23\$W10\$.									

LAND DESCRIPTION									
TOTAL OB/XF									
11,784									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	R-2	50.00	100.00	50.00

SCOTT JAMES D & CONSTANCE M
3529 SW 84TH ST
GAINESVILLE, FL 32608

00-00-31-1800-0038-0062

[illegible]