BLOCK 40 LOT N 1/2 OF 1
IN OR 2188/852
CITY OF FDNA BEACH

VALIANI ADAM S & DEANNA V
202 S 7TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0040-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

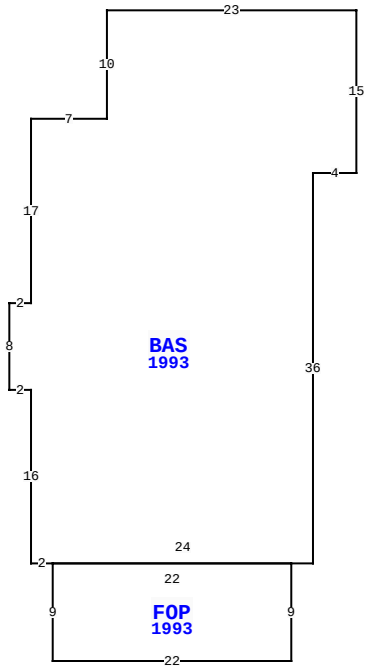
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 70
Interior Wall	06	CUST PANEL 30
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,332	100	1,332	190,945
FOP	198	30	59	8,458
TOTALS	1,530		1,391	199,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,391	128.8560	161.07	224,048	1931	2000	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2018 Heated Area: 1332 HX Base Yr 2018



202 S 7TH 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		212,703
TOTAL MARKET OB/XF VALUE		3,519
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		416,222
SOH/AGL Deduction		203,323
ASSESSED VALUE		212,899
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		162,899
TOTAL JUST VALUE		416,222
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172967	REMGARAGE	71,000	09/27/2017
10465-B	RE-ROOF	2,000	04/30/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2188/0852	3/27/2018	QC	U	I	11	71,000
GRANTOR: BRAY JULIA HENRIETTA						
GRANTEE: VALIANI ADAM S & DE						
2119/1789	5/11/2017	QC	U	I	11	100
GRANTOR: BRAY JULIA HENRIETTA						
GRANTEE: BRAY JULIA HENRIETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 S10 W7 S17 W2 S8 E2 S16 E2 FOP=[YR=1993] S9 E22 N9 W22 $ E24 N36 E4 N15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1931	1931	3	20	700	
2	0825	BRICK	0	100	10	4	40.00	SF	12.50	12.50	100	1931	1931	3	20	100	
3	0810	CONCRETE A	0	100	0	0	96.00	SF	6.50	6.50	100	1950	1950	3	20	125	
4	0855	CONC PAVER	0	100	0	0	382.00	SF	7.00	7.00	100	2017	2017	3	97	2,594	

LAND DESCRIPTION

TOTAL OB/XF 3,519

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	100	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

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

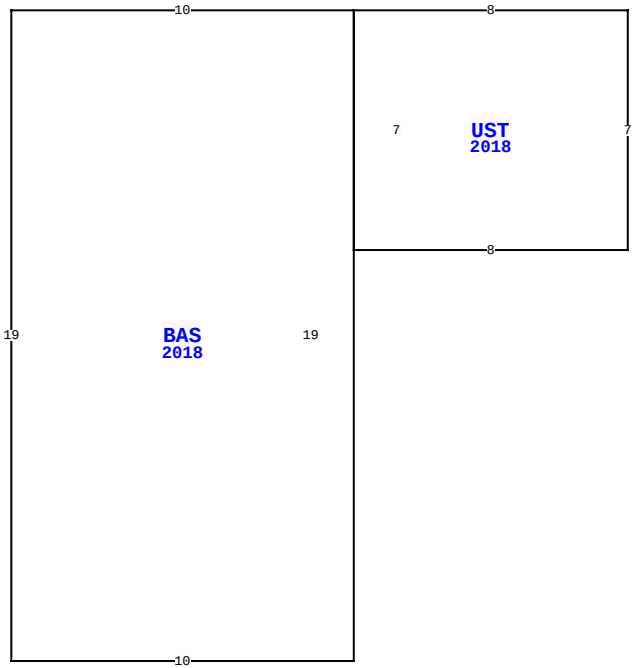
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	190	100	190	11,753
UST	56	45	25	1,547
TOTALS	246		215	13,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	215	128.2050	64.10	13,782	1960	2015	0	0	0	3.50	96.50

2 ACCESORY U – 100% - 2018 Heated Area: 190 HX Base Yr 2018



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2119/1789	5/11/2017	QC	U	I	11	100
GRANTOR: BRAY JULIA HENRIETTA						
GRANTEE: BRAY JULIA HENRIETT						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2018] W8 BAS=[YR=2018] W10 S19 E10 N19$ S7 E8 N7$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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