BLOCK 40 S1/2 OF LOT 4
CITY OF FDNA BEACH

MCKENZIE STACY HUNTER & ROBERT IRVIN
232 S 7TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0040-0042

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 80
Interior Wall	05	DRYWALL 20
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

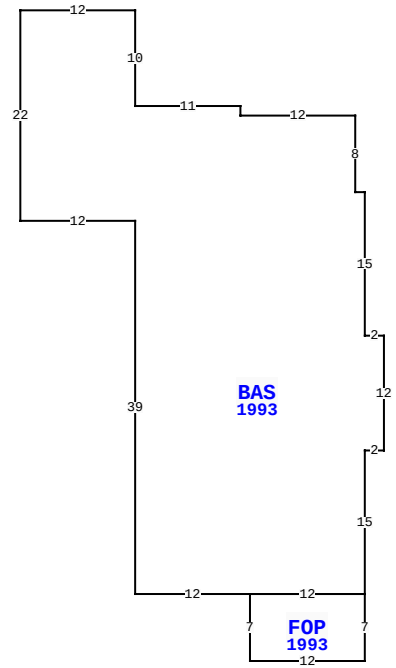
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,491	100	1,491	247,186
FOP	84	30	25	4,145
TOTALS	1,575		1,516	251,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,516	133.9668	167.46	253,869	1920	2020	0	0	0	1.00	99.00

1 SNGL FAM – 0% - 2023 Heated Area: 1491 HX Base Yr



232 S 7TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	251,330
TOTAL MARKET OB/XF VALUE	7,280
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	458,610
SOH/AGL Deduction	0
ASSESSED VALUE	458,610
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	458,610
TOTAL JUST VALUE	458,610
NCON VALUE	64,931
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	386,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230097	FULL REMDL	250,000	02/22/2023
20220112	REMODEL	0	10/11/2022
20122523	HEAT PUMP REPLACE	4,000	12/17/2012
20040879	RAMP HANDICAP	1,000	05/10/2004
9357	REPAIR/RRF	3,800	10/12/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2719/1746	6/20/2024	WD	Q	I	01	1,100,000
GRANTOR: WEBER KAREN L						
GRANTEE: MCKENZIE STACY HUNT						
2563/1345	5/17/2022	SW	Q	I	01	485,000
GRANTOR: STILLWELL BILLIE DORO						
GRANTEE: WEBER KAREN L & AND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N8 W12 N1 W11 N10 W12 S22 E12 S39 E12
FOP=[YR=1993] S7 E12 N7 W12 $ E12 N15 E2 N12 W2 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	0510	GARAGE WD-	0	0	18	18	324.00	SF	35.00	35.00	100	1960	1960	3	20	2,268	
5	0810	CONCRETE A	0	0	0	0	200.00	SF	6.50	6.50	100	1960	1960	3	20	260	
8	1127	BRICK 8"	0	0	0	0	432.00	SF	11.00	11.00	100	2024	2023		100	4,752	

LAND DESCRIPTION

TOTAL OB/XF 7,280

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 01/25/2024 BY TW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS