

BLOCK 41 LOT N 30 FT OF 2
IN OR 2421/1141
CITY OF FDNA BEACH

PHILLIPS JULIE A
110 S 7TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0041-0021



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	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	723	100	723	190,641
BAS	195	100	195	51,418
FOP	32	30	10	2,637
STR	9	10	1	264

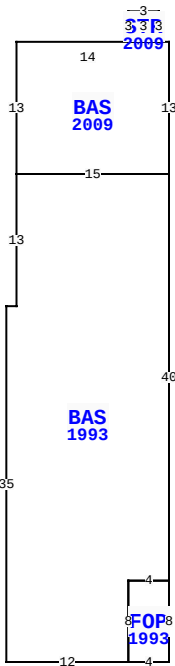
TOTALS	959		929	244,959
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	8	14	112.00	SF	30.00	30.00	100	2006
2	0810	CONCRETE A	0 100	46	9	414.00	SF	6.50	6.50	100	2009
3	0810	CONCRETE A	0 100	42	3	126.00	SF	6.50	6.50	100	2009
4	0855	CONC PAVER	0 100	0	0	170.00	SF	10.00	10.00	100	2009

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	R-2	30.00	100.00	30.00	FF	1.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	% COND
0500	01	929	137.3328	206.00	191,374	1909	2007	0	0	128	7.50
1 SFR CUST - 100% - 2019											
Heated Area: 918											
HX Base Yr 2019											



110 S 7TH ST, FERNANDINA BEACH

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

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
1	0940	SHEDS/PORT	0 100	8	14	112.00	SF	30.00	30.00	100	2006	2006	3	27	907	
2	0810	CONCRETE A	0 100	46	9	414.00	SF	6.50	6.50	100	2009	2009	3	90	2,422	
3	0810	CONCRETE A	0 100	42	3	126.00	SF	6.50	6.50	100	2009	2009	3	90	737	
4	0855	CONC PAVER	0 100	0	0	170.00	SF	10.00	10.00	100	2009	2009	3	90	1,530	

TOTAL OB/XF											
5,596											

REVIEW DATE	05/12/2019	BY	KBA
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Total Acres:	0.00	Total Land Value:	150,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
2											
STANDARD											
VALUATION BY											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
244,959											
TOTAL MARKET OB/XF VALUE											
5,596											
TOTAL LAND VALUE - MARKET											
150,000											
TOTAL MARKET VALUE											
400,555											
SOH/AGL Deduction											
142,698											
ASSESSED VALUE											
257,857											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
207,857											
TOTAL JUST VALUE											
400,555											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
388,493											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090962	CONCRETE IN ROW	1,000	07/22/2009
20090719	H/AC	300	06/09/2009
20090707	ELEC FOR SUNROOM	350	06/05/2009
20081637	ADD SUNROOM	7,000	10/29/2008
20062820	UPDATE TO 200 AMP	2,000	12/29/2006
20062815	REPLUMB EXISTING	2,800	12/28/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2421/1141	12/15/2020	QC	U	I	11	100	
GRANTOR: PHILLIPS JULIE A & GR							
GRANTEE: PHILLIPS JULIE A							
2222/0377	9/07/2018	WD	Q	I	01	337,500	
GRANTOR: MEGER BRUCE E							
GRANTEE: PHILLIPS GREGORY T							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2009] W1 STR=[YR=2009] N3W3S3E3\$ W14S13 BAS=[YR=1993] S13 W1 S35 E12 FOP=[YR=1993] E4N8W4S8\$ N8E4N40W15\$ E15N13\$.											