BLOCK 41 LOT 4
IN OR 1148/739
CITY OF FDNA BEACH

LASSERRE CHARLES W III
130 S 7TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0041-0040

BUILDING CHARACTERISTICS

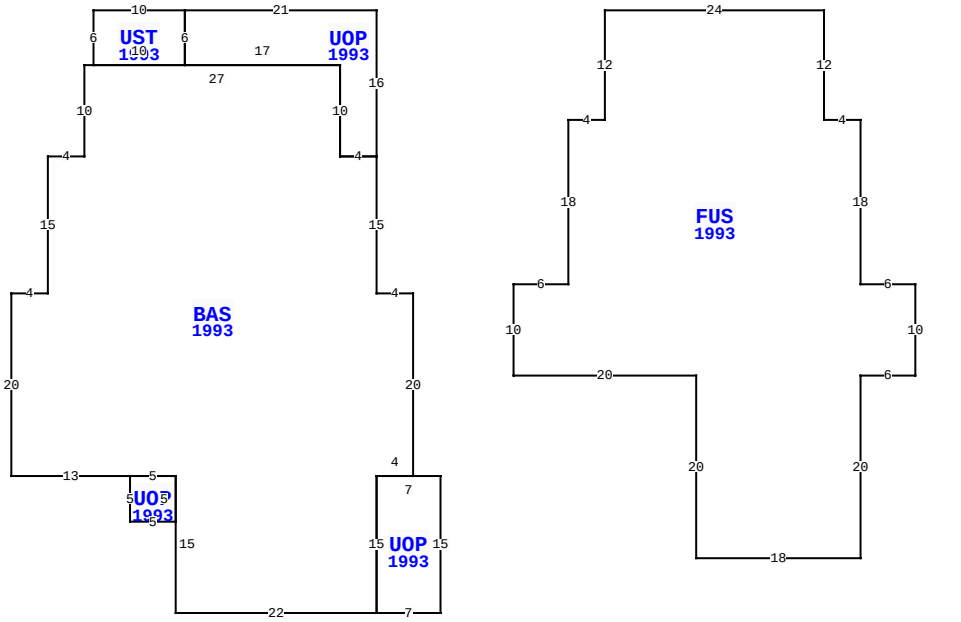
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	08	DECORATIVE 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,030	100	2,030	226,255
FUS	1,664	100	1,664	185,463
UOP	25	20	5	557
UOP	105	20	21	2,341
UOP	166	20	33	3,678
UST	60	45	27	3,009
TOTALS	4,050		3,780	421,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,780	106.7850	133.48	504,554	1903	1985	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2000 Heated Area: 3694 HX Base Yr 2000



130 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		421,303
TOTAL MARKET OB/XF VALUE		3,554
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		724,857
SOH/AGL Deduction		400,049
ASSESSED VALUE		324,808
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		274,808
TOTAL JUST VALUE		724,857
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		705,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070751	WIRING FOR NEW HV	0	05/01/2007
20070646	H/AC	5,000	04/17/2007
20052480	REROOF W/30YR SHN	12,000	08/18/2005
20051062	REMOD.BATH/ADDSHO	0	01/18/2005
10532	REPAIRS	1,500	06/09/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1959/0773	1/20/2015	QC	U	I	11	100
GRANTOR: ADAIR ANDREA LYNN						
GRANTEE: LASSERRE CHARLES WI						
1148/0739	6/25/2003	QC	U	I	06	28,300
GRANTOR: LASSERRE JON C						
GRANTEE: LASSERRE CHARLES W						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W21 UST=[YR=1993] W10 S6 BAS=[YR=1993] W1 S10 W4 S15 W4 S20 E13 UOP=[YR=1993] S5 E5 N5 W5 $ E5 S15 E22 UOP=[YR=1993] E7 N15 W7 S15 $ N15 E4 N20 W4 N15 W4 N10 W27 $ E10 N6 $ S6 E17 S10 E4 N16 $ PTR= E25 FUS=[YR=1993] E24 S12 E4 S18 E6 S10 W6 S20 W18 N20 W20 N10 E6 N18 E4 N12 $ W25 $.

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	0940	SHEDS/PORT	0	100	11	22	242.00	SF	15.00	15.00	100	1940	1940	3	20	726	
2	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1980	1980	3	20	40	
3	0810	CONCRETE A	0	100	0	0	328.00	SF	6.50	6.50	100	1940	1940	3	20	426	
4	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1940	1940	3	20	384	
5	0825	BRICK	0	100	5	16	80.00	SF	12.50	12.50	100	1940	1940	3	20	200	
6	0825	BRICK	0	100	5	5	25.00	SF	12.50	12.50	100	1940	1940	3	20	63	
7	1243	WD DECK F	0	100	5	6	30.00	SF	8.00	8.00	100	1990	1990	3	20	48	
8	0504	FP-ELECTRI	0	100	0	0	3.00	UT	2,000.00	2,000.00	100	1940	1940	3	20	1,200	
9	0810	CONCRETE A	0	100	19	18	342.00	SF	6.50	6.50	100	1970	1970	3	21	467	

LAND DESCRIPTION

TOTAL OB/XF 3,554

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	100.00	100.00	100.00	FF		1.00	1.00	0.75	4,000.00	3,000.00	300,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS