

BLOCK 128 N1/2 OF LOT 1
IN OR 1599/1884
CITY OF FDNA BEACH

ROLAND BILLY G/MILLIGAN-ROLAND DEBORA K
302 S 7TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0128-0011



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	14	WD SHINGLE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units	0	100
BUD\$ Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01

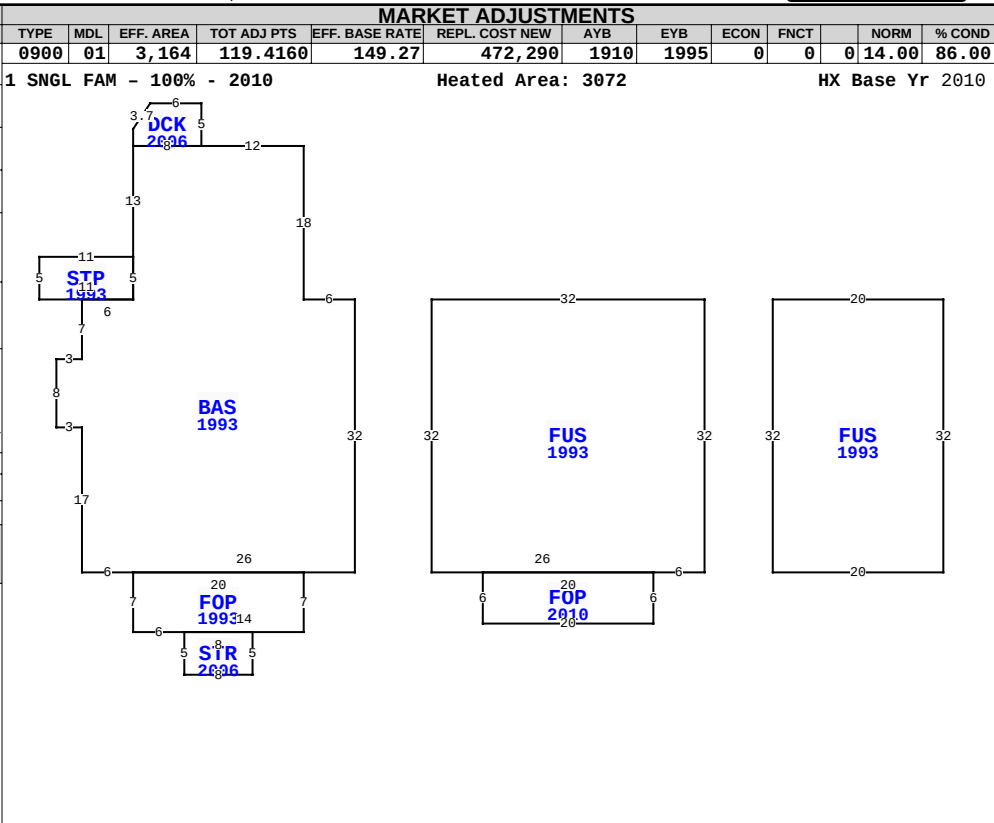
NEIGHBORHOOD/LOC	1005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	1,408	180,748
DCK	37	10	4	513
FOP	140	30	42	5,391
FOP	120	30	36	4,622
FUS	640	100	640	82,158
FUS	1,024	100	1,024	131,453
STP	55	10	6	771
STR	40	10	4	513

TOTALS	3,464		3,164	406,169
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	655.00	SF	6.50
2	0510	GARAGE WD-	0	100	35	16	560.00	SF	35.00
3	0825	BRICK	0	100	26	6	156.00	SF	12.50
4	0825	BRICK	0	100	0	0	284.00	SF	12.50
5	1076	TRELLIS A	0	100	10	12	120.00	SF	7.50
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-2	50.00	100.00	50.00



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	0810	CONCRETE A	0	100	0	0	655.00	SF	6.50	6.50	100	1984	1984	3	44	1,873	
2	0510	GARAGE WD-	0	100	35	16	560.00	SF	35.00	35.00	100	2006	2006	3	44	8,624	
3	0825	BRICK	0	100	26	6	156.00	SF	12.50	12.50	100	2000	2000	3	94	1,833	
4	0825	BRICK	0	100	0	0	284.00	SF	12.50	12.50	100	2014	2014	3	98	3,479	
5	1076	TRELLIS A	0	100	10	12	120.00	SF	7.50	7.50	100	2014	2014	3	75	675	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2014	2014	3	65	3,250	
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360	

TOTAL OB/XF										23,094							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY										PAGE 1 of 1							
VALUATION SUMMARY										2							
VALUATION BY										STANDARD							
Tax Group: 2										Tax Dist:							
BUILDING MARKET VALUE										406,169							
TOTAL MARKET OB/XF VALUE										23,094							
TOTAL LAND VALUE - MARKET										200,000							
TOTAL MARKET VALUE										629,263							
SOH/AGL Deduction										264,653							
ASSESSED VALUE										364,610							
TOTAL EXEMPTION VALUE										50,000							
BASE TAXABLE VALUE										314,610							
TOTAL JUST VALUE										629,263							
NCON VALUE										0							
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE										612,468							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141766	SUMKIT	7,100	08/12/2014
20120794	H/AC	3,000	05/03/2012
20090264	PLUMBING REMODEL	1,000	02/27/2009
20090265	REWIRE KITCHEN/BA	1,800	02/27/2009
20090256	GAS-3 FIXTURES	1,045	02/26/2009
20090230	INTERIOR REMODEL	20,000	02/20/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1599/1884	12/31/2008	WD	Q	I	01	530,000	
GRANTOR: HUTCHINSON MICHAEL &							
GRANTEE: ROLAND BILLY G & DE							
1474/1092	1/26/2007	QC	U	I	01	100	
GRANTOR: HUTCHINSON MICHAEL &							
GRANTEE: HUTCHINSON MICHAEL							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W12 DCK=[YR=2006] N5 W6 L2 D3 S2 E8\$ W8 S13									
STP=[YR=1993] W11 S5 E11 N5\$ S5 W6 S7 W3 S8 E3 S17 E6									
FOP=[YR=1993] S7 E6 STR=[YR=2006] S5 E8 N5 W8\$ E14 N7 W20\$									
E26 N32 W6 N18\$ PTR=E15S18 FUS=[YR=1993] E32 S32W6									
FOP=[YR=2010] S6 W20N6E20\$ W26 N32\$N18 W15\$ PTR=E55S18									
FUS=[YR=1993] E20 S32 W20 N32\$ N18W55\$.									