

Block 128 S1/2 OF LOT 1 &
N25' OF LOT 2
CITY OF FDNA BEACH

PLOVANIC WILLIAM J & ELIZABETH A
306 S 7TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0128-0012



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 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
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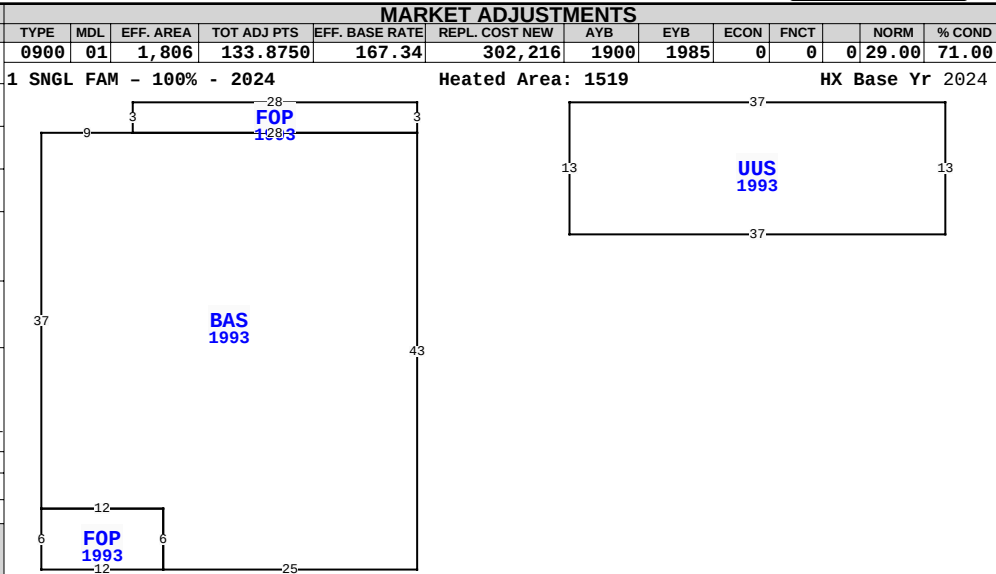
NEIGHBORHOOD/LOC	1005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,519	100	1,519	180,474
FOP	72	30	22	2,614
FOP	84	30	25	2,971
UUS	481	50	240	28,515

TOTALS	2,156		1,806	214,573
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0819	CONC 12"	0	100	5	6	30.00	SF	9.50
2	0810	CONCRETE A	0	100	0	0	346.00	SF	6.50
3	0940	SHEDS/PORT	0	100	8	5	40.00	SF	30.00
4	0479	VF PICKET	0	100	0	0	33.00	LF	10.00

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	75.00	100.00	75.00



306 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	0819	CONC 12"	0	100	5	6	30.00	SF	9.50	9.50	100	1965	1965	3	20	57	
2	0810	CONCRETE A	0	100	0	0	346.00	SF	6.50	6.50	100	1995	1995	3	70	1,574	
3	0940	SHEDS/PORT	0	100	8	5	40.00	SF	30.00	30.00	100	1980	1980	3	20	240	
4	0479	VF PICKET	0	100	0	0	33.00	LF	10.00	10.00	100	2000	2000	3	52	172	

TOTAL OB/XF													2,043		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
03	R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	3			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		214,573	
TOTAL MARKET OB/XF VALUE		2,043	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		516,616	
SOH/AGL Deduction		0	
ASSESSED VALUE		516,616	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		466,616	
TOTAL JUST VALUE		516,616	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		507,387	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162548	REMODEL	12,000	09/19/2016
BP4038	N/A	2,800	12/16/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	/	V I	RSN CD	SALE PRICE
2652/12	7/03/2023	WD	Q		I	01	675,000
GRANTOR: THORNTON WILLIAM MARK							
GRANTEE: PLOVANIC WILLIAM J							
1079/0477	9/06/2002	QC	U		I	06	10,500
GRANTOR: DOUGHERTY STEPHANIE &							
GRANTEE: THORNTON WM & DEIRD							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1993] W28 S3 BAS=[YR=1993] W9 S37 FOP=[YR=1993] S6									
E12 N6 W12 \$ E12 S6 E25 N43 W28 \$ E28 N3 \$ PTR= E15									
UUS=[YR=1993] E37 S13 W37 N13 \$ W15 \$.									