BLOCK 128 N1/2 OF 4
IN OR 930/923
CITY OF FDNA BEACH

ANDERSON LYNNE C TRUST/ANDERSON LYNNE C TRUSTEE
326 S 7TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0128-0041

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

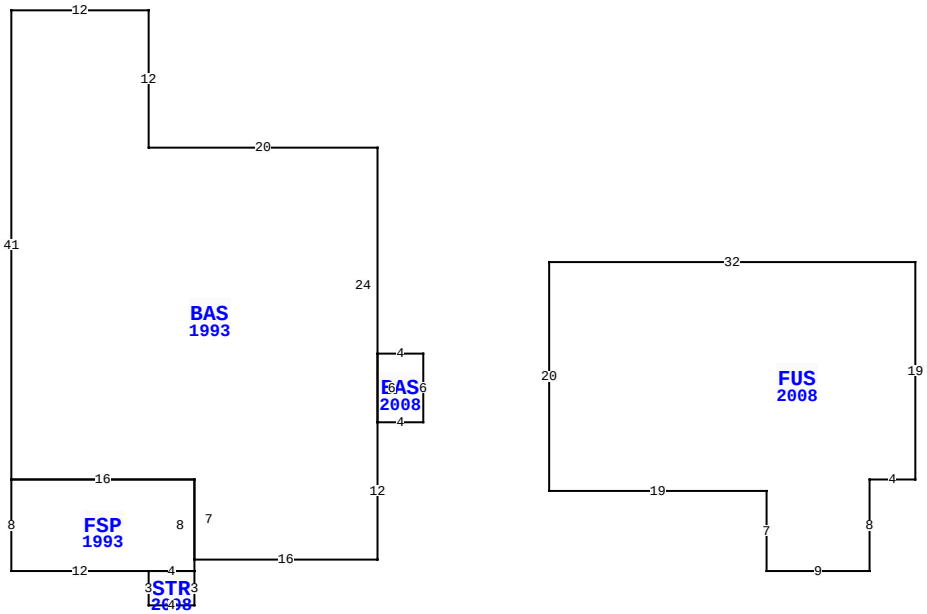
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,184	100	1,184	150,177
BAS	24	100	24	3,044
FSP	128	40	51	6,468
FUS	699	100	699	88,660
STR	12	10	1	127
TOTALS	2,047		1,959	248,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,959	114.6600	143.32	280,764	1930	2000	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2001 Heated Area: 1907 HX Base Yr 2001



326 S 7TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		323,624
TOTAL MARKET OB/XF VALUE		15,737
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		539,361
SOH/AGL Deduction		329,959
ASSESSED VALUE		209,402
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		159,402
TOTAL JUST VALUE		539,361
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071868	ELECT. FOR ADDITI	1,500	10/08/2007
20071656	PLUMBING ADDITION	1,500	09/04/2007
20071534	MAKE ATTIC INTO F	15,000	08/17/2007
20060640	REMODEL	1,100	03/30/2006
20060607	REMODEL	1,150	03/23/2006
20060564	REMODEL	6,500	03/16/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2638/1636	5/10/2023	WD	U	I	11	100
GRANTOR: ANDERSON LYNNE C						
GRANTEE: ANDERSON LYNNE C TR						
0930/0923	5/02/2000	WD	U	I		137,000
GRANTOR: MCCULLY MARION R						
GRANTEE: ANDERSON LYNNE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 N12 W12 S41 FSP=[YR=1993] S8 E12
STR=[YR=2008] S3E4N3 W4$ E4 N8 W16 $ E16 S7E16 N12
BAS=[YR=2008] E4 N6 W4 S6 $ N24 $ PTR=E15S10 FUS=[YR=2008]
S20 E19S7E9 N8E4N19W32$ N10W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1930	1930	3	20	700	
2	1242	WD DECK A	0	100	0	0	309.00	SF	10.00	10.00	100	2002	2002	3	20	618	
3	1242	WD DECK A	0	100	4	8	32.00	SF	10.00	10.00	100	2002	2002	3	20	64	
4	1241	WD DECK G	0	100	0	0	100.00	UT	17.25	17.25	100	2004	2004	3	36	621	
5	0962	SKYLIGHT	0	100	0	0	3.00	UT	250.00	250.00	100	2008	2008	3	89	668	
6	0855	CONC PAVER	0	100	37	4	148.00	SF	10.00	10.00	100	2004	2004	3	84	1,243	
7	0855	CONC PAVER	0	100	114	12	1,368.00	SF	10.00	10.00	100	2004	2004	3	84	11,491	
8	0810	CONCRETE A	0	100	15	5	75.00	SF	6.50	6.50	100	1994	1994	3	68	332	

LAND DESCRIPTION

TOTAL OB/XF 15,737

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS

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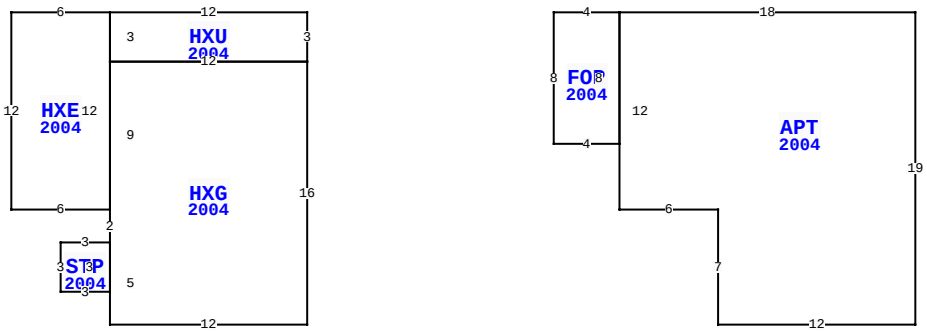
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	300	100	300	45,544
FOP	32	30	10	1,519
HXE	72	80	58	8,806
HXG	192	55	106	16,093
HXU	36	55	20	3,036
STP	9	10	1	152
TOTALS	641		495	75,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	495	134.2000	167.75	83,036	2004	2004	0	0	0	9.50	90.50

2 SNGL FAM – 100% - 2001 Heated Area: 358 HX Base Yr 2001



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TOTAL JUST VALUE		539,361
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060438	H/AC	4,000	03/02/2006
20053181	REMODEL	25,000	12/14/2005
20033047	XFOB	2,000	05/03/2003
20032328	H/AC	3,000	01/13/2003
20032363	NEW CONSTR	2,000	01/06/2003
20022018	NEW CONSTR	3,000	11/25/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2638/1636	5/10/2023	WD	U	I	11	100
GRANTOR: ANDERSON LYNNE C						
GRANTEE: ANDERSON LYNNE C TR						
0930/0923	5/02/2000	WD	U	I		137,000
GRANTOR: MCCULLY MARION R						
GRANTEE: ANDERSON LYNNE C						

BUILDING NOTES

BUILDING DIMENSIONS

HXU=[YR=2004] W12 HXE=[YR=2004] W6 S12 E6 HXG=[YR=2004] S2 STP=[YR=2004] W3 S3 E3 N3 $ S5 E12 N16 W12 S9$ N12$ S3 E12 N3$ PTR=E15 FOP=[YR=2004] E4 APT=[YR=2004] E18 S19 W12 N7 W6 N12$ S8 W4 N8$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS