

BLOCK 135 LOT S 20 FT OF 3 &
N40 FT OF 4
IN OR 1174/1419

KERN ELIZABETH B
426 S 7TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0135-0032



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	07	ASB SHNGLE 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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	03	Quality Level 03
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	1,080	100	1,080	128,580
FOP	80	30	24	2,857
FST	136	55	75	8,929
STR	12	10	1	119
UDG	289	55	159	18,930
TOTALS	1,597		1,339	159,415

EXTRA FEATURES	
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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	196.00	SF	6.50	6.50	100	1980	1980	3	32.5	414	
2	0810	CONCRETE A	0	100	92	9	828.00	SF	6.50	6.50	100	1985	1985	3	47	2,530	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1947	1947	3	20	700	

LAND DESCRIPTION	
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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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	R-2	60.00	100.00	60.00	FF		1.00	1.00	0.90	4,000.00	3,600.00	216,000							

1 SNGL FAM - 100% - 2004

Heated Area: 1080

HX Base Yr 2004

17

17

UDG 1993

17

0

0

FST 1994

22

44

36

8

10

0

0

FOP 1993

6

10

0

STR 1994

426 S 7TH ST, FERNANDINA BEACH

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

TOTAL OB/XF	3,644
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REVIEW DATE	05/12/2019	BY	KBA	Total Acres:	0.00	Total Land Value:	216,000	Market:	0	Agricultural:	0	Common:	216,000
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MARKET ADJUSTMENTS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		159,415
TOTAL MARKET OB/XF VALUE		3,644
TOTAL LAND VALUE - MARKET		216,000
TOTAL MARKET VALUE		379,059
SOH/AGL Deduction		196,771
ASSESSED VALUE		182,288
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		132,288
TOTAL JUST VALUE		379,059
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122227	ELECT.REMODEL	800	10/31/2012
20122186	REMOVE OLD & REPL	875	10/23/2012
20122163	BATH REMODELING	4,500	10/19/2012
20112254	METAL ROOF	7,000	12/20/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1174/1419	9/24/2003	WD	Q	I	
GRANTOR: BUTLER PAUL A & BRYAN					SALE PRICE
GRANTEE: KERN ELIZABETH B					
0640/1058	11/08/1991	WD	Q	I	
GRANTOR: SAPP JOHN & GEORGE					30,600
GRANTEE: BUTLER & BURLINGAME					

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1993] W4 FST=[YR=1994] N8W17S8E17S W22 S44 E18
FOP=[YR=1993] E2 STR=[YR=1994] S2E6N2W6S E8 N8 W10 S8 \$ N8 E8
N36S PTR=E5N15 UDG=[YR=1993] E17 N17 W17S17S\$W5S15\$.