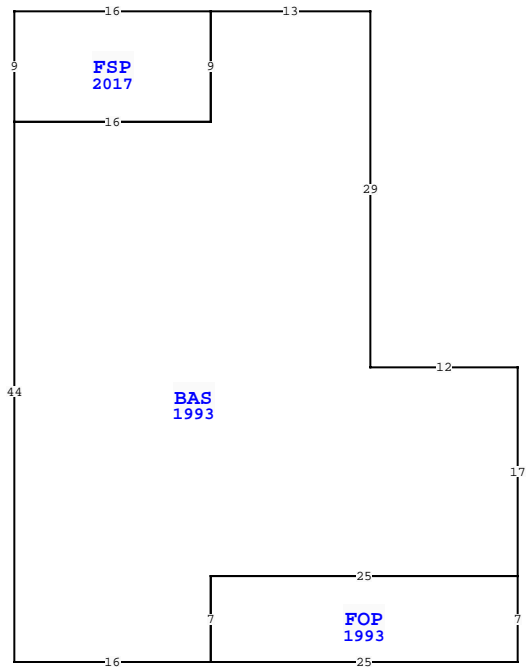


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	60
Interior Wall	06	CUST PANEL	40
Interior Floo	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	1001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,506	100	1,506
FOP	175	30	52
FSP	144	40	58
TOTALS	1,825		1,616

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,616	128.9484	122.50	197,960	1900	1995	0	0	13.50	86.50	
1 SINGLE FAM - 0% - 2023 Heated Area: 1506 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			171,235
TOTAL MARKET OB/XF VALUE			4,149
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			375,384
SOH/AGL Deduction			0
ASSESSED VALUE			375,384
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			375,384
TOTAL JUST VALUE			375,384
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			367,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190559	REMODEL	0	09/24/2019
20181113	MTLROOF	23,100	04/03/2018
20100849	SA BASE ROLL ROOF	1,800	05/24/2010
972468	METER CAN & FUSE	0	01/07/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2605/0737	11/30/2022	QC	U	I	11	100
GRANTOR: RED HEADED WITCH LLC						
GRANTEE: BANCROFT GREGORY M						
2080/0915	10/24/2016	WD	U	I	11	100
GRANTOR: BANCROFT GREGORY M &						
GRANTEE: RED HEADED WITCH LL						

EXTRA FEATURES																		
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	0	3	8		9.50	9.50	100	1925	1925	3	20	46			
2	0825	BRICK	0	0	4	5	SF	12.50	12.50	100	1925	1925	3	20	50			
3	0810	CONCRETE A	0	0	16	6	SF	6.50	6.50	100	2004	2004	3	84	459			
4	0810	CONCRETE A	0	0	9	4	SF	6.50	6.50	100	1940	1940	3	20	47			
5	0476	VF 6 SBPL	0	0	0	0	LF	32.00	32.00	100	2017	2017	3	92	2,296			
6	0479	VF PICKET	0	0	0	0	LF	10.00	10.00	100	2017	2017	3	92	1,251			
TOTALS													1,825	1,616	171,235			

431 S 7TH ST, FERNANDINA BEACH

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W12 N29 W13 FSP=[YR=2017] W16 S9 E16 N9 \$ S9 W16 S44 E16 FOP=[YR=1993] E25 N7 W25 S7 \$ N7 E25 N17 \$.	

LAND DESCRIPTION													TOTAL OB/XF												
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	0	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000								