BLOCK 140 LOT S1/2 OF 6
IN OR 2225/1873
CITY OF FDNA BEACH

MCKELDIN CHARLES H
521 S 7TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0140-0062

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 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	02	Quality Level 02

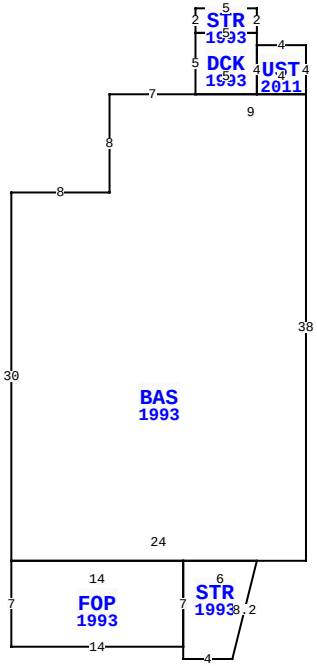
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	848	100	848	70,872
DCK	25	10	2	167
FOP	98	30	29	2,423
STR	10	10	1	83
STR	40	10	4	335
UST	16	45	7	585
TOTALS	1,037		891	74,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	891	105.6780	100.39	89,447	1946	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 2024 Heated Area: 848 HX Base Yr 2024



521 S 7TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		129,192
TOTAL MARKET OB/XF VALUE		4,738
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		333,930
SOH/AGL Deduction		0
ASSESSED VALUE		333,930
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		283,930
TOTAL JUST VALUE		333,930
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7087	REMODEL	3,000	06/08/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2225/1873	9/24/2018	QC	U	I	11	100
GRANTOR: MCKELDIN JUNE E & BEV						
GRANTEE: MCKELDIN CHARLES H						
0589/0534	2/01/1990	WD	U	I	18	100
GRANTOR: GODWIN BEVERLY A						
GRANTEE: MCKELDIN JUNE E L/E						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2011] W4 DCK=[YR=1993] N1 STR=[YR=1993] N2W5S2E5$ W5S5 BAS=[YR=1993] W7 S8 W8 S30 FOP=[YR=1993] S7 E14 STR=[YR=1993] S1E4 U8 R2 W6S7$ N7 W14 $ E24 N38W9$E5N4$ S4E4N4$.

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	0810	CONCRETE A	0	100	41	14	574.00	SF	6.50	6.50	100	1990	1990	3	59.5	2,220	
2	0810	CONCRETE A	0	100	0	0	378.00	SF	6.50	6.50	100	1990	1990	3	59.5	1,462	
3	0940	SHEDS/PORT	0	100	11	16	176.00	SF	30.00	30.00	100	2000	2000	3	20	1,056	

LAND DESCRIPTION

TOTAL OB/XF 4,738

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	000800	C	MULTI-FAM	100	0006	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 06/12/2024 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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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

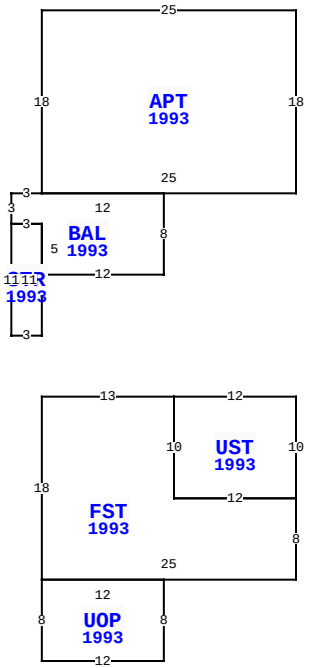
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	450	100	450	34,015
BAL	105	15	16	1,209
FST	330	55	182	13,757
STR	33	10	3	227
UOP	96	20	19	1,436
UST	120	45	54	4,082
TOTALS	1,134		724	54,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	724	98.2300	93.32	67,564	1952	1985	0	0	0	19.00	81.00

2 SINGLE FAM – 0% - 2024 Heated Area: 450 HX Base Yr 2024



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GRANTEE: MCKELDIN JUNE E L/E						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W12 FST=[YR=1993] W13S18 UOP=[YR=1993] S8 E12N8 W12 $ E25N8 W12 N10$ S10E12N10$ PTR=N20 APT=[YR=1993] N18W25S18 BAL=[YR=1993] W3S3 STR=[YR=1993] S11E3N11W3$ E3S5 E12N8 W12$ E25$ S20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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