

BLOCK 150 S 75' OF LOTS 6 & 7
IN OR 1918/491
CITY OF FDNA BEACH

BALLARD DONNA A LVG TRUST/BALLARD DONNA A TRUSTEE
816 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0150-0062



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
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		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

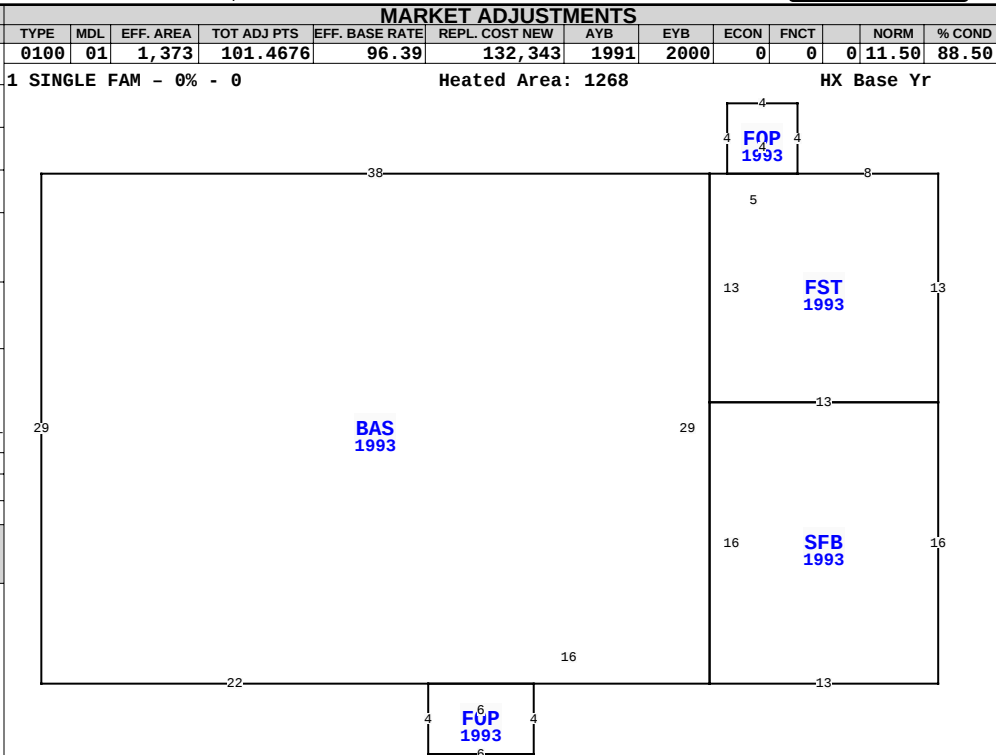
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,102	100	1,102	94,006
FOP	16	30	5	427
FOP	24	30	7	597
FST	169	55	93	7,933
SFB	208	80	166	14,161

TOTALS	1,519		1,373	117,124
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	56	10			560.00	SF	1991
2	0810	CONCRETE A	0	0	19	3			57.00	SF	1991

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		R-2	75.00	100.00	75.00	FF	1.00



630 S 5TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	04/30/2024	MLU
	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	0810	CONCRETE A	0	0	56	10			560.00	SF	1991	1991	3	62	2,257	
2	0810	CONCRETE A	0	0	19	3			57.00	SF	1991	1991	3	62	230	

TOTAL OB/XF											
2,487											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	117,124		
TOTAL MARKET OB/XF VALUE	2,487		
TOTAL LAND VALUE - MARKET	300,000		
TOTAL MARKET VALUE	419,611		
SOH/AGL Deduction	185,778		
ASSESSED VALUE	233,833		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	233,833		
TOTAL JUST VALUE	419,611		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	376,963		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111449	REROOF W/25YR SHN	2,100	08/23/2011
983731	ENCLOSE GARAGE	600	05/14/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1918/0491	2/20/2014	WD	U	I	11	100	
GRANTOR: BALLARD DONNA A							
GRANTEE: BALLARD DONNA A TRU							
1751/1284	8/15/2011	WD	U	I	12	50,000	
GRANTOR: CRUM LINDA J							
GRANTEE: BALLARD DONNA A							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W8 FOP=[YR=1993] N4 W4 S4 E4 \$ W5 BAS=[YR=1993] W38 S29 E22 FOP=[YR=1993] S4 E6 N4 W6 \$ E16 SFB=[YR=1993] E13N16W13S16\$N29\$ S13 E13N13\$.											