

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	05	AVERAGE	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	04	PLYWOOD	100	
Interior Floor	14	CARPET	80	
Interior Floor	08	SHT VINYL	20	
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	
BUD8 Adjustme	02	DIST FB	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	1,000	100	1,000	90,533
FGR	325	55	179	16,205
FOP	15	30	4	363
TOTALS	1,340		1,183	107,101

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,183	112.7840	107.14	126,747	1981	1990	0	0	15.50	84.50			
1 SINGLE FAM - 0% - 0 Heated Area: 1000 HX Base Yr														
707 S 7TH ST, FERNANDINA BEACH														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	04/30/2024	MLU			
				INC DATE					AG DATE					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			107,101
TOTAL MARKET OB/XF VALUE			1,191
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			308,292
SOH/AGL Deduction			122,563
ASSESSED VALUE			185,729
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			185,729
TOTAL JUST VALUE			308,292
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			278,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2216/1195	7/31/2018	QC	U	I	11	100
GRANTOR: ALLEN LAMONT T & DAWN						
GRANTEE: CATER DAWN M						
1230/0381	5/13/2004	WD	Q	I		124,500
GRANTOR: COOK JASON J & JAN R						
GRANTEE: ALLEN LAMONT T & DA						

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	0810	CONCRETE A	0	0 50	9		SF 6.50	6.50	100	1981	1981	3	35	1,024	
2	0810	CONCRETE A	0	0 19	3		SF 6.50	6.50	100	1981	1981	3	35	130	
3	0851	PATIO STON	0	0 25	3		SF 0.75	0.75	100	1993	1993	3	66	37	
TOTAL OB/XF														1,191	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W25 S40 E25 FGR=[YR=1993] E13 N25 W8 FOP=[YR=1993] N3 W5 S3 E5 \$ W5 S25\$ N40\$.			

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	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							