BLOCK 153 LOT 12
CITY OF FDNA BEACH

RISI JOHN ANDREW QSST GST TRST/RISI JOHN ANDREW TR
2508 W SIMMS BLVD
TAMPA, FL 33509

2024

00-00-31-1800-0153-0120

BUILDING CHARACTERISTICS

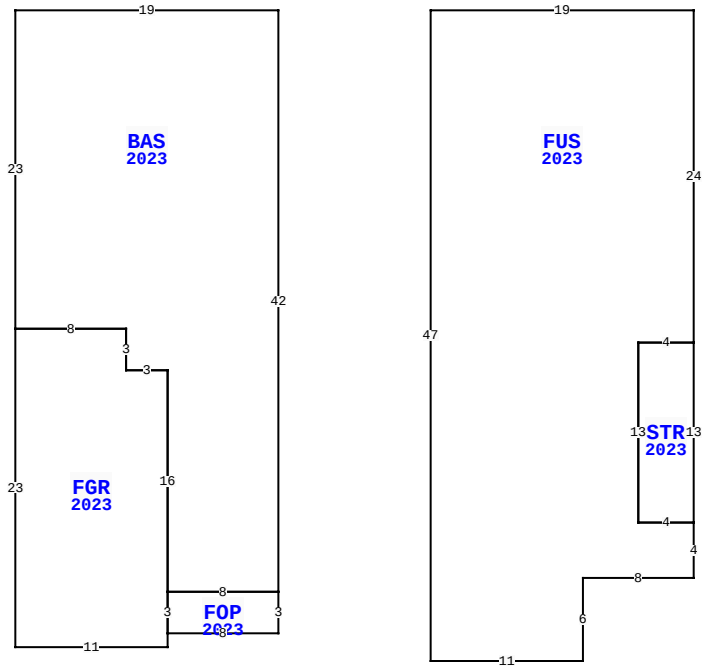
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	598	100	598	86,919
FGR	244	55	134	19,477
FOP	24	30	7	1,017
FUS	793	100	793	115,263
STR	52	10	5	727
TOTALS	1,711		1,537	223,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,537	116.2800	145.35	223,403	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 1391 HX Base Yr



714 S 7TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	223,403
TOTAL MARKET OB/XF VALUE	4,530
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	327,933
SOH/AGL Deduction	0
ASSESSED VALUE	327,933
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	327,933
TOTAL JUST VALUE	327,933
NCON VALUE	227,933
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0075			09/08/2023
2023-0075	1649T 1395B	247,770	03/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2612/1776	1/04/2023	WD	U	V	11	100
GRANTOR: RISI JOHN ANDREW QSST						
GRANTEE: RISI JOHN ANDREW QS						
2606/0210	12/02/2022	WD	Q	V	05	350,000
GRANTOR: STEWART MONTIETH H						
GRANTEE: RISI JOHN ANDREW QS						

BUILDING NOTES

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	0855	CONC PAVER	0	0	0	0	453.00	SF	10.00	10.00	100	2024	2023		100	4,530	

BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=107,10] W19 S47 E11 N6 E8 N4 W4 N13 E4 N24 $
BAS=[YR=2023;ORIG=77,10] W19 S23 E8 S3 E3 S16 E8 N42 $
FGR=[YR=2023;ORIG=66,33] W8 S23 E11 N1 N3 N16 W3 N3 $
STR=[YR=2023;ORIG=107,34] W4 S13 E4 N13 $
FOP=[YR=2023;ORIG=77,52] S3 W8 N3 E8 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,530

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
1	000100	C	SFR	0		MU-8	25.00	100.00	2,500.00	SF		1.00	1.00	1.00	40.00	40.00	100,000							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS