BLOCK 153 LOT 13
CITY OF FDNA BEACH

WOODRUFF RICKY
718 S 7TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0153-0130

BUILDING CHARACTERISTICS

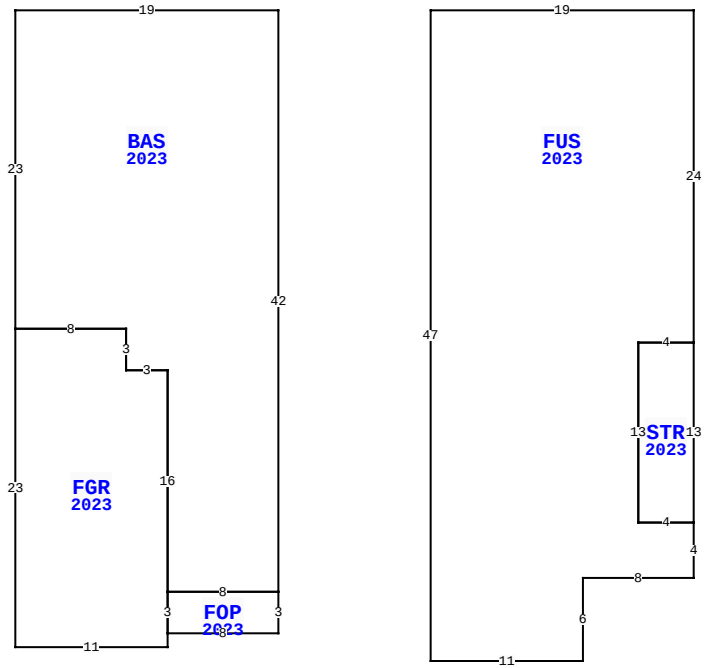
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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 – 100% - 2024 Heated Area: 1391 HX Base Yr 2024



718 S 7TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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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	HX HB	50,000
BASE TAXABLE VALUE		277,933
TOTAL JUST VALUE		327,933
NCON VALUE		227,933
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
	CO		08/28/2023
2023-0076	1649T 1395B	247,770	03/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2612/1780	1/04/2023	WD	U	V	11	100
GRANTOR: RISI JOHN ANDREW QSST						
GRANTEE: WOODRUFF RICKY						
2606/0210	12/02/2022	WD	Q	V	05	350,000
GRANTOR: STEWART MONTIETH H						
GRANTEE: RISI JOHN ANDREW QS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=40,10] W19 S23 E8 S3 E3 S16 E8 N42 $
FOP=[YR=2023;ORIG=32,52] E8 S3 W8 N3 $
FGR=[YR=2023;ORIG=29,33] W8 S23 E11 N1 N3 N16 W3 N3 $
FUS=[YR=2023;ORIG=70,10] W19 S47 E11 N6 E8 N4 W4 N13 E4 N24 $
STR=[YR=2023;ORIG=66,34] E4 S13 W4 N13 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 4,530

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

REVIEW DATE 12/06/2023 BY TW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS