

ROBERTS VICKI D
831 S 7TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0161-0170

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	05	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	07	CORK/VTILE 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		1.5 100		
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	1,050	100	1,050	96,957
FSP	152	40	61	5,633
FST	42	55	23	2,124
TOTALS 1,244 1,134 104,713				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,134	110.7700	105.23	119,331	1998	1998	0	0	0	12.25	87.75
1 SINGLE FAM - 100% - 1999 Heated Area: 1050 HX Base Yr 1999												

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		104,713
TOTAL MARKET OB/XF VALUE		4,309
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		309,022
SOH/AGL Deduction		245,681
ASSESSED VALUE		63,341
TOTAL EXEMPTION VALUE		HX HB 38,341
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		309,022
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,461

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0828/1681	4/06/1998	WD	Q	I		43,200
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: ROBERTS VICKI D						
0757/1418	4/23/1996	QC	U	I	06	3,000
GRANTOR: CITY OF FERNANDINA BE						
GRANTEE: NASSAU HABITAT FOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W19 FST=[YR=1998] W7 S6 E7 N6 \$ S6 W7 S36 E4
FSP=[YR=1999] S8 E19 N8 W19 \$ E22 N42 \$.

LAND DESCRIPTION

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	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							

TOTAL OB/XF

4,309

REVIEW DATE

05/12/2019

BY

KBA

Total Acres: 0.00

Total Land Value: 200,000

Market: 0

Agricultural: 0

Common: 200,000

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