BLOCK 166 LOTS 11 12
IN OR 988/289
CITY OF FDNA BEACH

FOREHAND CARRIE E
922 S 7TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0166-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

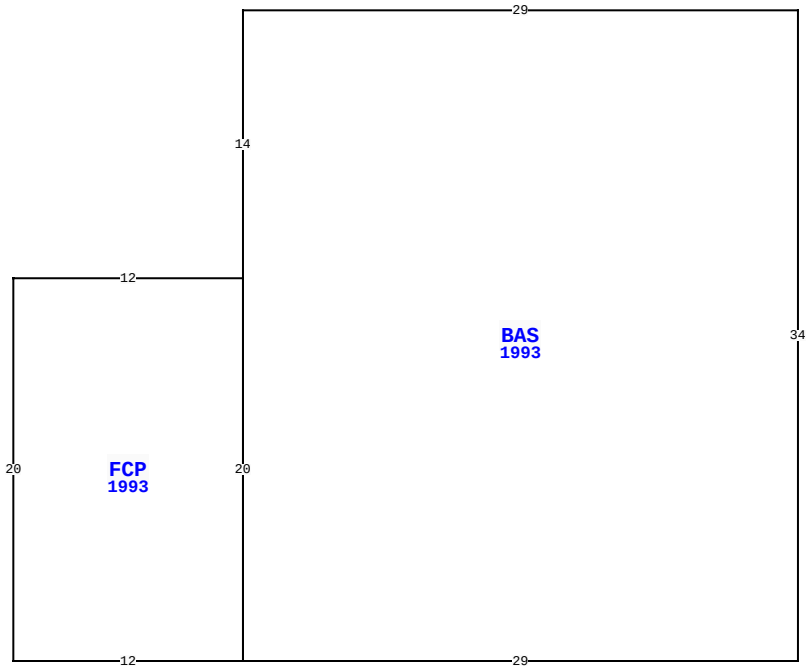
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	986	100	986	87,691
FCP	240	25	60	5,336
TOTALS	1,226		1,046	93,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,046	112.4496	106.83	111,744	1975	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 0% - 0 Heated Area: 986 HX Base Yr



922 S 7TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	93,027
TOTAL MARKET OB/XF VALUE	630
TOTAL LAND VALUE - MARKET	151,860
TOTAL MARKET VALUE	245,517
SOH/AGL Deduction	142,422
ASSESSED VALUE	103,095
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,095
TOTAL JUST VALUE	245,517
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0988/0289	5/24/2001	WD	Q	I		75,000
GRANTOR: DESALVO PROPERTIES LL						
GRANTEE: FOREHAND CARRIE E						
0974/1903	3/12/2001	WD	Q	I		42,000
GRANTOR: CRUMP FRANKIE L & DOR						
GRANTEE: DESALVO PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 S14 FCP=[YR=1993] W12 S20 E12N20$ S20 E29 N34$.

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	0810	CONCRETE A	0	0	0	0	373.00	SF	6.50	6.50	100	1975	1975	3	26	630	

LAND DESCRIPTION

TOTAL OB/XF 630

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	0	0006	MU-8	50.00	100.00	5,062.00	SF		1.00	1.00	1.00	30.00	30.00	151,860							

REVIEW DATE 03/28/2022 BY DC Total Acres: 0.00 Total Land Value: 151,860 Market: 0 Agricultural: 0 Common: 151,860 PRINTED 08/06/2024 BY SYS