



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	05	Quality Level 05
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	622	100	622	122,310
FGR	220	55	121	23,793
FOP	24	30	7	1,376
FUS	765	100	765	150,430
STR	48	10	5	983
TOTALS	1,679		1,520	298,893

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	436.00	SF	6.50	6.50	
2	0476	VF 6 SBPL	0	0	0	0	54.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0006	MU-8	25.00	100.00	2,500.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	1,520	157.3085	196.64	298,893	2022	2022	0	0	0.00	100.00
2 SNGL FAM - 0% - 2023											
Heated Area: 1387											
HX Base Yr											

926 S 7TH ST, FERNANDINA BEACH				BLD DATE						LGL DATE	
				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
436.00	SF	6.50	6.50	100	2022	2022	3	100	2,834		
54.00	LF	32.00	32.00	100	2022	2022	3	99	1,711		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		298,893	
TOTAL MARKET OB/XF VALUE		4,545	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		378,438	
SOH/AGL Deduction		0	
ASSESSED VALUE		378,438	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		378,438	
TOTAL JUST VALUE		378,438	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		363,498	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211509	NEW CONSTR	0	07/01/2021
20162605	DEMOHOUSE	6,000	09/23/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2606/1433	11/30/2022	WD	U	I	11	100	
GRANTOR: CALDERON RICHARD D &							
GRANTEE: ST RALPHEAL'S TRUST							
2558/1673	4/27/2022	WD	Q	I	01	453,000	
GRANTOR: SIMMONS 9 LLC							
GRANTEE: CALDERON RICHARD D							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W19 S26 FGR=[YR=2022] S20 E11 N1 FOP=[YR=2022] E8 N3 W8 S3\$ N19 W11\$ E11 S16 E8 N42\$ PTR= E15 FUS=[YR=2022] E19 S25 STR=[YR=2022] W4 S12 E4 N12\$ W4 S12 W4 S10 W11 N47\$ W15\$.											