BLOCK 295 LOTS 29 & 30
IN OR 1405/1349
CITY OF FDNA BEACH

HALL JOSEPH & HEIDI
1809 DRURY RD
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0295-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

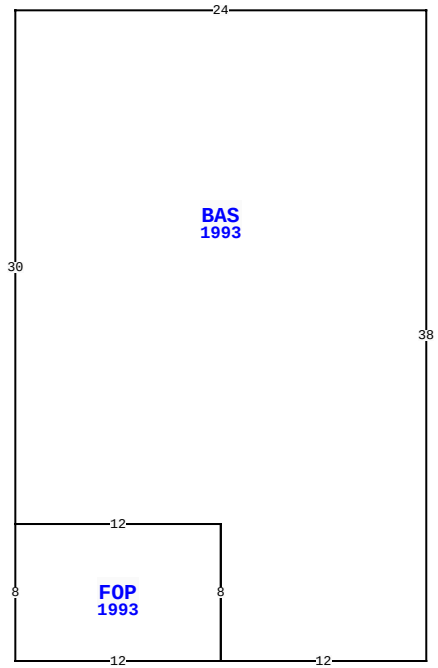
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 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	816	100	816	73,126
FOP	96	30	29	2,599
TOTALS	912		845	75,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	845	106.5900	101.26	85,565	1956	2000	0	0	0	11.50	88.50

1 SINGLE FAM – 0% - 0 Heated Area: 816 HX Base Yr



907 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	75,725
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	225,725
SOH/AGL Deduction	114,734
ASSESSED VALUE	110,991
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,991
TOTAL JUST VALUE	225,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	222,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090367	REROOF W/30YR SHN	1,400	03/20/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1405/1349	4/20/2006	WD	Q	I		85,000
GRANTOR: LUCKEY BRENDA &						
GRANTEE: HALL JOSEPH & HEIDI						
0855/0013	11/06/1998	PR	U	I	06	100
GRANTOR: PIERCE CYNTHIA P/R FO						
GRANTEE: LUCKEY BRENDA & PHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S30 FOP=[YR=1993] S8 E12 N8W12$ E12 S8 E12 N38$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	150,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS