PT OF LOT 78 IN OR 1338/1642
SUB PT OF SEC 4 PBK O/59

CHERRY CAROLYN A TRUST/CHERRY CAROLYN A TRUSTEE
627 GAINES LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-0740-0078-0110

BUILDING CHARACTERISTICS

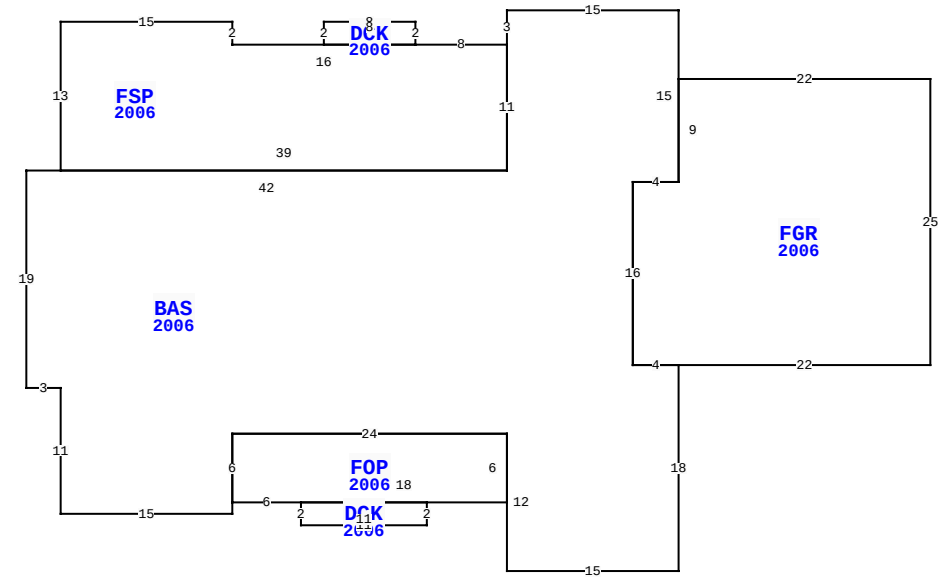
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,730	100	2006	1,730	228,990
DCK	16	10	2006	2	264
DCK	22	10	2006	2	264
FGR	614	55	2006	338	44,739
FOP	144	30	2006	43	5,691
FSP	459	40	2006	184	24,355
TOTALS	2,985			2,299	304,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,299	109.5885	144.66	332,573	2006	2006	0	0	0	8.50	91.50

2 SNGL FAM – 100% - 2007 Heated Area: 1730 HX Base Yr 2007



627 GAINES LN, FERNANDINA BEACH

BLD DATE	02/28/2007	KK	LGL DATE	
XF DATE	02/28/2007	KK	LAND DATE	04/29/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		304,304
TOTAL MARKET OB/XF VALUE		3,680
TOTAL LAND VALUE - MARKET		315,000
TOTAL MARKET VALUE		622,984
SOH/AGL Deduction		371,901
ASSESSED VALUE		251,083
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		200,361
TOTAL JUST VALUE		622,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		593,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10659	MECH OTHER	0	11/01/2005
P10110	OTHER	0	10/01/2005
C15983	CO ISSUED	136,247	09/01/2005
E15712	ELEC OTHER	2,000	09/01/2005
R08186	REPAIR/RRF	6,000	09/01/2005
B15983	NEW CONSTR	136,247	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1338/1642	8/03/2005	TD	U	I	07	100
GRANTOR: TURNER RONALD E						
GRANTEE: CHERRY CAROLYN A TR						
1018/1451	11/08/2001	TD	U	I	13	60,000
GRANTOR: TURNER RONALD E						
GRANTEE: CHERRY CAROLYN A RE						

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0851	PATIO STON	0	100	15	7	105.00	SF	0.75	0.75	100	2006	2006	3	86	68	
3	1076	TRELLIS A	0	100	15	7	105.00	SF	7.50	7.50	100	2006	2006	3	40	315	
4	0940	SHEDS/PORT	0	100	8	3	24.00	SF	30.00	30.00	100	2006	2006	3	24	173	
5	0350	CARPORT WD	0	100	6	9	54.00	SF	13.00	13.00	100	2006	2006	3	24	168	
6	0819	CONC 12"	0	100	18	8	144.00	SF	9.50	9.50	100	2006	2006	3	86	1,176	

BUILDING DIMENSIONS

BAS=[YR=2006] W15 S3 FSP=[YR=2006] W8 DCK=[YR=2006] N2 W8 S2 E8$ W16 N2 W15 S13 E39 N11$ S11 W42 S19 E3 S11 E15 N1 FOP=[YR=2006] E6 DCK=[YR=2006] S2 E11 N2 W11$ E18 N6 W24 S6$ N6 E24 S12 E15 N18 FGR=[YR=2006] E22 N25 W22 S9 W4 S16 E4$ W4 N16 E4 N15$.

LAND DESCRIPTION

TOTAL OB/XF 3,680

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	RES	100		RSF-2	0.00	0.00	1.00	AC		1.00	1.00	1.00	315,000.00	315,000.00	315,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000 PRINTED 07/30/2025 BY SYS