



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	10	TERRAZZO 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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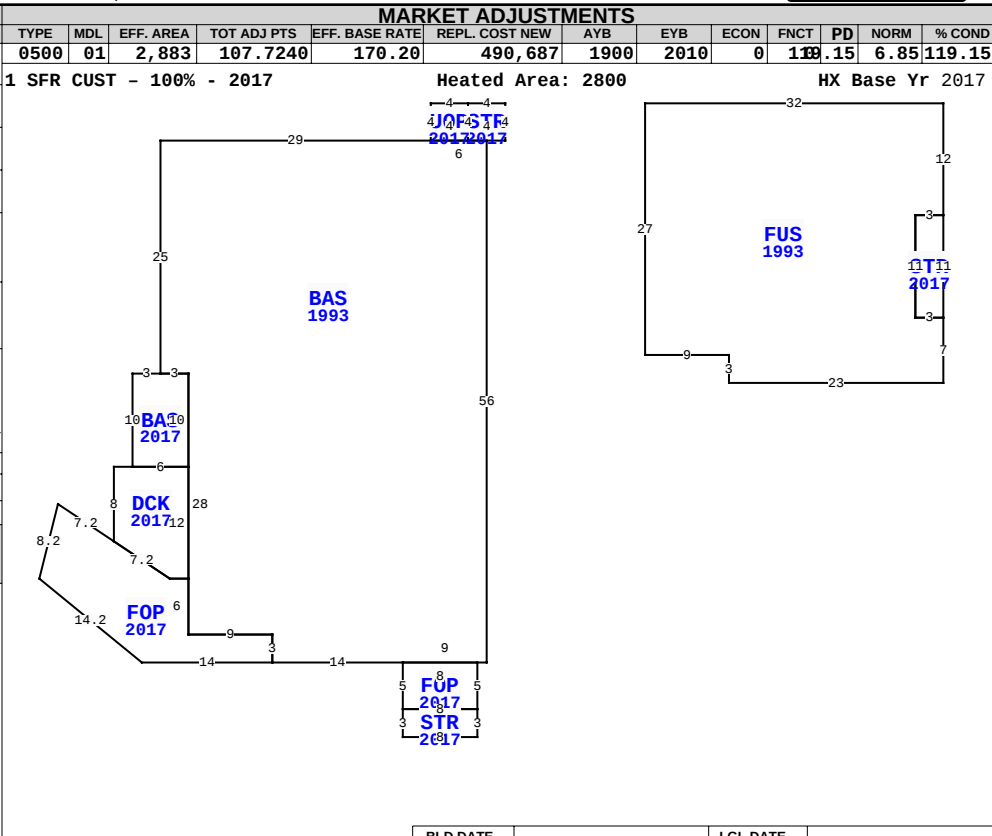
NEIGHBORHOOD/LOC	1005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,840	100	1993	1,840	373,140
BAS	60	100	2017	60	12,168
DCK	84	10	2017	8	1,623
FOP	40	30	2017	12	2,433
FOP	178	30	2017	53	10,749
FUS	900	100	1993	900	182,514
STR	16	10	2017	2	405
STR	24	10	2017	2	405
STR	33	10	2017	3	609
UOP	16	20	2017	3	609
TOTALS	3,191			2,883	584,654

EXTRA FEATURES		
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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
1	0940	SHEDS/PORT	0	100	14	8		112.00	SF 30.00	100	2017	2017	3	74	2,486	
2	0825	BRICK	0	100	0	0		720.00	SF 12.50	100	2017	2017	3	99	8,910	
3	0504	FP-ELECTRI	0	100	0	0		2.00	UT 2,000.00	100	1975	1975	3	34	1,360	
4	0825	BRICK	0	100	0	0		798.00	SF 12.50	100	2017	2017	3	99	9,875	
5	0825	BRICK	0	100	0	0		828.00	SF 12.50	100	2017	2017	3	99	10,247	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	000



111 S 7TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	05/22/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			PAGE 1 of 3	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	776,470			
TOTAL MARKET OB/XF VALUE	32,878			
TOTAL LAND VALUE - MARKET	403,750			
TOTAL MARKET VALUE	1,213,098			
SOH/AGL Deduction	769,484			
ASSESSED VALUE	443,614			
TOTAL EXEMPTION VALUE	HX HB 50,722			
BASE TAXABLE VALUE	392,892			
TOTAL JUST VALUE	1,213,098			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	1,110,794			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161310	C0 ISSUED	0	12/15/2017
20161310	FGR/480SF	0	05/09/2016
20130294	REPLACE DUCTWORK	2,000	02/12/2013
20122230	METAL ROOF	10,000	11/01/2012
20121621	METER CAN REPLACE	3,300	08/09/2012
20120373	BEDROOM RENOVATIO	100	03/06/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2794/212	6/12/2025	WD	Q	I	01	1,750,000
GRANTOR: KREBS JOHN F & KATHRY						
GRANTEE: VIERGEVER CRAIG STE						
1985/0752	6/09/2015	WD	Q	I	02	325,000
GRANTOR: KING ROGER L & KAREN						
GRANTEE: KREBS JOHN F & KATH						

BUILDING NOTES		
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BUILDING DIMENSIONS		
STR=[YR=2017] W4 UOP=[YR=2017] W4 S4 BAS=[YR=1993] W29 S25		
BAS=[YR=2017] W3 S10 DCK=[YR=2017] W2 S8 FOP=[YR=2017] U4 L6		
D8 L2 D9 R11 E14 N3 W9 N6 W2 U4 L6 \$ D4 R6 E2 N12 W6\$ E6		
N10 W3\$ E3 S28 E9 S3 E14 FOP=[YR=2017] S5 STR=[YR=2017] S3		
E8 N3 W8\$ E8 N5 W8\$ E9 N56 W6\$ E4 N4\$ S4 E4 N4 \$ PTR=E15		
FUS=[YR=1993] E32 S12 STR=[YR=2017] S11 W3 N11 E3\$ W3 S11 E3		
S7 W23 N3 W9 N27\$ W15\$.		

[illegible]

VIERGEVER CRAIG STEVEN & ELIZABETH ANN
645 GREENVIEW AVE NE
ATLANTA, GA 30305

00-00-31-1800-0038-0070

[illegible]