

BLOCK 41 LOT S40 FT OF 2
IN OR 575 PG 578
CITY OF FDNA BEACH

ATKINSON WILLIAM C
114 S 7TH ST
FERNANDINA BEACH, FL 32035-1358

2025

00-00-31-1800-0041-0023



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

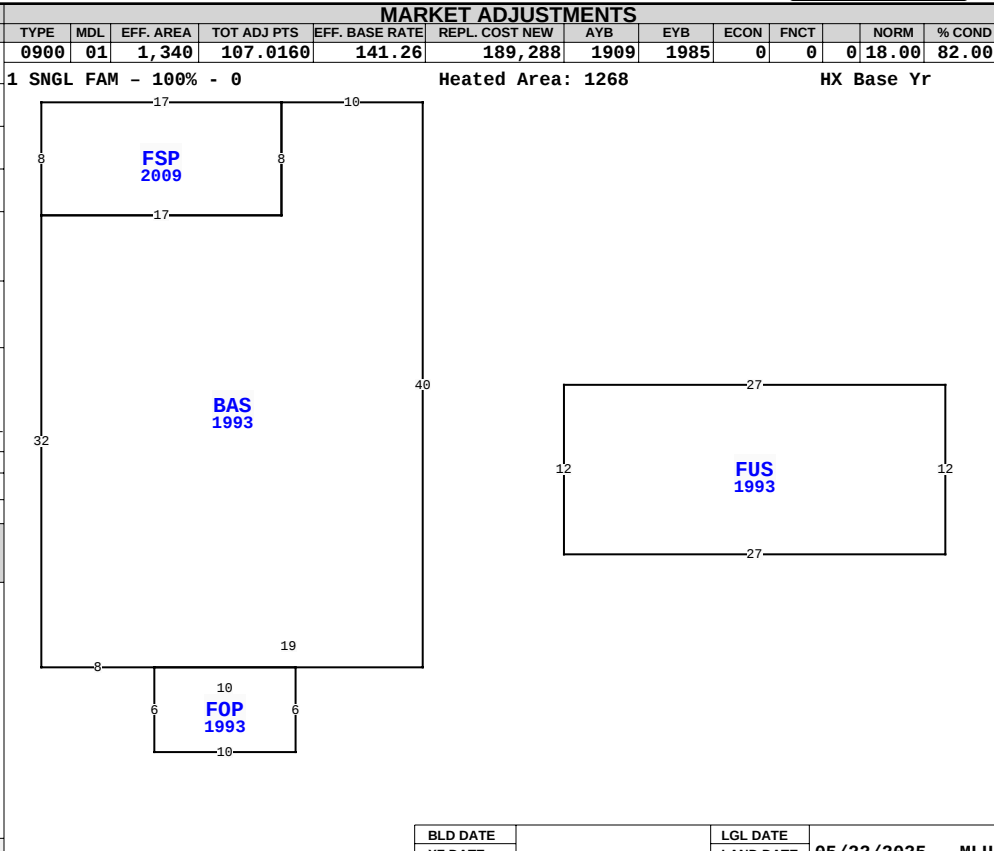
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	944	100	1993	944	109,346
FOP	60	30	1993	18	2,085
FSP	136	40	2009	54	6,255
FUS	324	100	1993	324	37,530
TOTALS	1,464			1,340	155,216

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
1	0510	GARAGE WD-	0	100	20	15	300.00	SF	43.75	43.75	100	1999	1999	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	RES	100	0003	R-2	40.00	100.00	40.00	FF		1.00	1.00	1.10

REVIEW DATE 05/12/2019 BY KBA



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

TOTAL OB/XF														
3,413														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	RES	100	0003	R-2	40.00	100.00	40.00	FF		1.00	1.00	1.10

Total Acres: 0.00 Total Land Value: 209,000 Market: 0 Agricultural: 0 Common: 209,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					155,216				
TOTAL MARKET OB/XF VALUE					3,413				
TOTAL LAND VALUE - MARKET					209,000				
TOTAL MARKET VALUE					367,629				
SOH/AGL Deduction					321,968				
ASSESSED VALUE					45,661				
TOTAL EXEMPTION VALUE					HX HB SX 45,661				
BASE TAXABLE VALUE					0				
TOTAL JUST VALUE					367,629				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					327,158				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090049	REPAIR/RRF	8,864	01/15/2009
7863	GARAGE	2,200	08/18/1993
5545	REMODEL	5,000	08/16/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0575/0578	7/27/1989	WD	Q	I		12,000	
GRANTOR: SLOAN STELLA TOOMEY							
GRANTEE: ATKINSON WILLIAM C							
0504/0286	12/01/1986	FS	U	I		100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=1993] W10 FSP=[YR=2009] W17 S8 E17 N8\$ S8 W17 S32 E8
FOP=[YR=1993] S6 E10 N6 W10\$ E19 N40\$ PTR=E10 S20
FUS=[YR=1993] E27 S12 W27 N12\$ N20W10\$.