

LASSERRE CHARLES W III
130 S 7TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0041-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																
Exterior Wall		10	ABOVE AVG 100		0900	01	3,780	106.7850	140.96	532,829	1903	1985	0	0	16.75	83.25	VALUATION BY					STANDARD												
Roof Structure		08	IRREGULAR 100		1 SNGL FAM - 100% - 2000										Heated Area: 3694										HX Base Yr 2000									
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE					443,580														
Interior Wall		03	PLASTER 50												TOTAL MARKET OB/XF VALUE					3,532														
Interior Wall		08	DECORATIVE 50												TOTAL LAND VALUE - MARKET					356,250														
Interior Floor		12	HARDWOOD 100												TOTAL MARKET VALUE					803,362														
Air Condition		03	CENTRAL 100												SOH/AGL Deduction					469,135														
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE					334,227														
Bedrooms			4 100												TOTAL EXEMPTION VALUE					HX HB 50,722														
Bathrooms			2 100												BASE TAXABLE VALUE					283,505														
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE					803,362														
Stories		2.	2. 100												NCON VALUE					0														
Units		00	0 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE					724,857																								
Quality		04	Quality Level 04																															
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	2,030	100	1993	2,030	238,219																													
FUS	1,664	100	1993	1,664	195,269																													
UOP	25	20	1993	5	587																													
UOP	105	20	1993	21	2,464																													
UOP	166	20	1993	33	3,873																													
UST	60	45	1993	27	3,168																													
TOTALS		4,050		3,780	443,580																													
EXTRA FEATURES					130 S 7TH ST, FERNANDINA BEACH										BLD DATE					LGL DATE					05/22/2025					MLU				
															XF DATE					LAND DATE														
															INC DATE					AG DATE														
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	11	22	242.00	SF	15.00	15.00	100	1940	1940	3	20	726																			
2	0100	BAR-B-Q	0 100	0	0	1.00	UT	200.00	200.00	100	1980	1980	3	20	40																			
3	0810	CONCRETE A	0 100	0	0	328.00	SF	6.50	6.50	100	1940	1940	3	20	426																			
4	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	1940	1940	3	20	384																			
5	0825	BRICK	0 100	5	16	80.00	SF	12.50	12.50	100	1940	1940	3	20	200																			
6	0825	BRICK	0 100	5	5	25.00	SF	12.50	12.50	100	1940	1940	3	20	63																			
7	1243	WD DECK F	0 100	5	6	30.00	SF	8.00	8.00	100	1990	1990	3	20	48																			
8	0504	FP-ELECTRI	0 100	0	0	3.00	UT	2,000.00	2,000.00	100	1940	1940	3	20	1,200																			
9	0810	CONCRETE A	0 100	19	18	342.00	SF	6.50	6.50	100	1970	1970	3	20	445																			
LAND DESCRIPTION										TOTAL OB/XF										3,532														
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	RES	100	0003	R-2	100.00	100.00	100.00	FF		1.00	1.00	0.75	4,750.00	3,562.50	356,250																	