BLOCK 42 S1/2 OF LOT 2
CITY OF FDNA BEACH

14 S 7TH LLC
709 RALPH MCGILL BLVD NE
ATLANTA, GA 30312

2025

00-00-31-1800-0042-0022

BUILDING CHARACTERISTICS

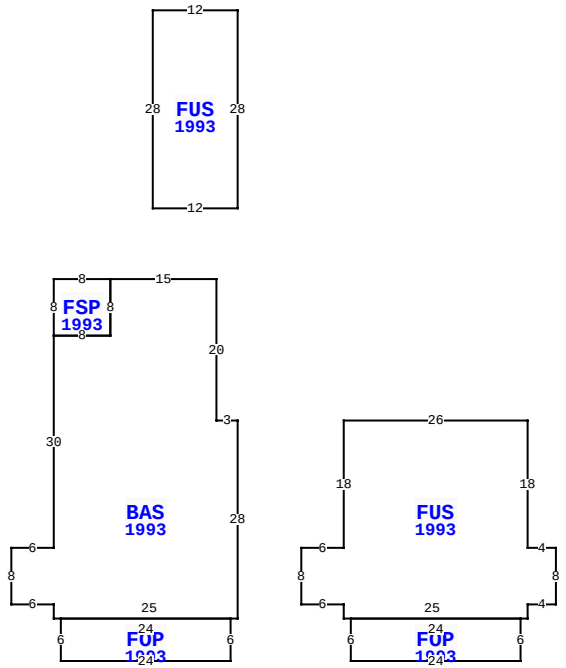
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,172	100	1993	1,172	218,103
FOP	144	30	1993	43	8,002
FOP	144	30	1993	43	8,002
FSP	64	40	1993	26	4,838
FUS	336	100	1993	336	62,527
FUS	808	100	1993	808	150,364
TOTALS	2,668			2,428	451,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,428	139.3854	220.23	534,718	1889	1990	0	0	0	15.50	84.50

1 SFR CUST – 0% - 2023 Heated Area: 2316 HX Base Yr



14 S 7TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	451,837
TOTAL MARKET OB/XF VALUE	12,692
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	764,529
SOH/AGL Deduction	2,203
ASSESSED VALUE	762,326
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	762,326
TOTAL JUST VALUE	764,529
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	693,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210197	REMODEL	45,000	06/16/2021
20120511	REROOF W/METAL	10,000	03/26/2012
20101736	SPRAY FOAM INSULA	1,150	10/08/2010
20090699	H/AC	8,250	06/04/2009
20090339	REMODEL	20,000	03/17/2009
20070491	REPAIR/RRF	7,200	03/23/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2548/1366	3/16/2022	QC	U	I	11	100
GRANTOR: MOUTAFTCHIEV MIROSLAV						
GRANTEE: 14 S 7TH LLC						
2548/1316	3/15/2022	SW	Q	I	01	812,500
GRANTOR: MAISON REVE LLC						
GRANTEE: MOUTAFTCHIEZ MIROSL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N20 W15 FSP=[YR=1993] W8 S8 E8 N8 $ S8 W8 S30 W6 S8 E6 S2 E1 FOP=[YR=1993] S6 E24 N6 W24 $ E25 N28 $ PTR= E15 FUS=[YR=1993] E26 S18 E4 S8 W4 S2 W1 FOP=[YR=1993] S6 W24 N6 E24 $ W25 N2 W6 N8 E6 N18 $W15 $ PTR= N30 FUS=[YR=1993] N28 W12 S28 E12 $ S30 $.

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	0810	CONCRETE A	0	0	6	11	66.00	SF	6.50	6.50	100	2001	2001	3	79	339	
2	0504	FP-ELECTRI	0	0	4	9	1.00	UT	2,000.00	2,000.00	100	1889	1889	3	20	400	
3	1242	WD DECK A	0	0	4	9	36.00	SF	10.00	10.00	100	2001	2001	3	20	72	
4	0810	CONCRETE A	0	0	0	0	63.00	SF	6.50	6.50	100	1980	1980	3	30	123	
5	0810	CONCRETE A	0	0	10	15	150.00	SF	6.50	6.50	100	1980	1980	3	30	293	
6	0810	CONCRETE A	0	0	10	70	700.00	SF	8.13	8.13	100	2001	2001	3	79	4,493	
7	0825	BRICK	0	0	3	60	500.00	SF	12.50	12.50	100	2001	2001	3	94	5,875	
8	0810	CONCRETE A	0	0	7	6	42.00	SF	6.50	6.50	100	2001	2001	3	79	216	
9	1127	BRICK 8"	0	0	4	12	48.00	SF	11.00	11.00	100	2001	2001	3	94	496	
10	0810	CONCRETE A	0	0	3	25	75.00	SF	6.50	6.50	100	2001	2001	3	79	385	

TOTAL OB/XF 12,692

LAND DESCRIPTION

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	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	60.00	60.00	300,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS