

BLOCK 127 LOT 7 (LESS N5 FT)
& N 10 FT OF LOT 6
CITY OF FDNA BEACH

GOULDEN JEAN FAMILY TRUST/GOULDEN JEAN TRUSTEE
315 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0127-0070



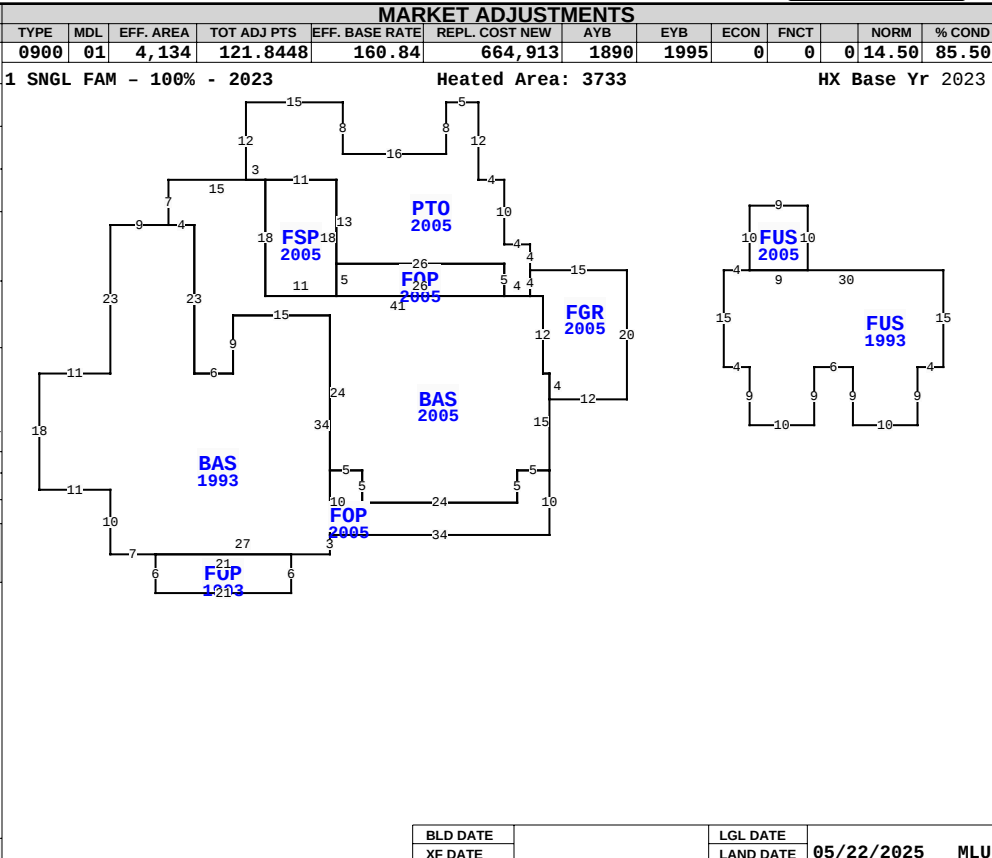
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	06	Quality Level 06
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	1,584	100	1993	1,584	217,829
BAS	1,369	100	2005	1,369	188,262
FGR	264	55	2005	145	19,940
FOP	126	30	1993	38	5,226
FOP	130	30	2005	39	5,363
FOP	220	30	2005	66	9,076
FSP	198	40	2005	79	10,864
FUS	690	100	1993	690	94,888
FUS	90	100	2005	90	12,377
PTO	674	5	2005	34	4,676
TOTALS	5,345			4,134	568,501

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0510	GARAGE WD-	0 100	25	18	450.00	SF	35.00	35.00
2	0825	BRICK	0 100	7	13	91.00	SF	12.50	12.50
3	0819	CONC 12"	0 100	3	8	21.00	SF	14.25	14.25
4	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00
5	0810	CONCRETE A	0 100	21	9	189.00	SF	6.50	6.50
6	1244	WD DECK EX	0 100	12	8	96.00	SF	18.50	18.50
7	0866	POOL FIBER	0 100	16	8	128.00	SF	72.00	72.00
8	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00
9	0855	CONC PAVER	0 100	0	0	155.00	SF	20.00	20.00
10	0830	FLAGSTONE	0 100	0	0	674.00	SF	12.00	12.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	R-2	105.00	100.00	105.00



TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	568,501								
TOTAL MARKET OB/XF VALUE	22,812								
TOTAL LAND VALUE - MARKET	498,750								
TOTAL MARKET VALUE	1,090,063								
SOH/AGL Deduction	214,910								
ASSESSED VALUE	875,153								
TOTAL EXEMPTION VALUE	50,722								
BASE TAXABLE VALUE	824,431								
TOTAL JUST VALUE	1,090,063								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	985,101								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0419	CONVERT FCP TO FG	90,000	08/18/2023
20101322	POD 8/11 - 8/18/1	630	08/10/2010
20051801	69 IRRIGATION HEA	1,000	05/16/2005
20040578	UPGRADE 300 AMP	2,000	03/24/2004
20040458	METAL ROOF INSTAL	2,000	03/10/2004
20040273	ADD HV/AC & DUCTW	6,000	02/18/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2548/1760	3/18/2022	QC	U	I	11	100	
GRANTOR: KALYX PROPERTIES LLC							
GRANTEE: GOULDEN JEAN FAMILY							
2464/1002	4/28/2021	WD	U	I	11	100	
GRANTOR: BERKELEY MICHAEL							
GRANTEE: KALYX PROPERTIES LL							

BUILDING NOTES									
BAS=[YR=1993;ORIG=-71,-7] W9 S23 W11 S18 E11 S10 E7 E27 N3 N34 W15 S9 W6 N23 W4 \$									
BAS=[YR=2005;ORIG=-15,4] W41 N18 W15 S7 E4 S23 E6 N9 E15 S24 E5 S5 E24 N5 E5 N15 W1 N12 W2 \$									
FUS=[YR=1993;ORIG=15,0] E4 E30 S15 W4 S9 W10 N9 W6 S9 W10 N9 W4 N15 \$									
PTO=[YR=2005;ORIG=-15,0] N4 W4 N10 W4 N12 W5 S8 W16 N8 W15 S12 E3 E11 S13 E26 S5 E4 N4 \$									
FGR=[YR=2005;ORIG=0,0] W15 S4 E2 S12 E1 S4 E12 N20 \$									
FOP=[YR=2005;ORIG=-46,41] E34 N10 W5 S5 W24 N5 W5 S10 \$									
FSP=[YR=2005;ORIG=-56,-14] S18 E11 N18 W11 \$									
FOP=[YR=2005;ORIG=-45,4] E26 N5 W26 S5 \$									

[illegible]