BLOCK 127 LOTS S1/2 OF 8 &
N 5 FT OF 7
CITY OF FDNA BEACH

FERRAGUT ERIK M & HEATHER L
307 S 7TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0127-0082

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

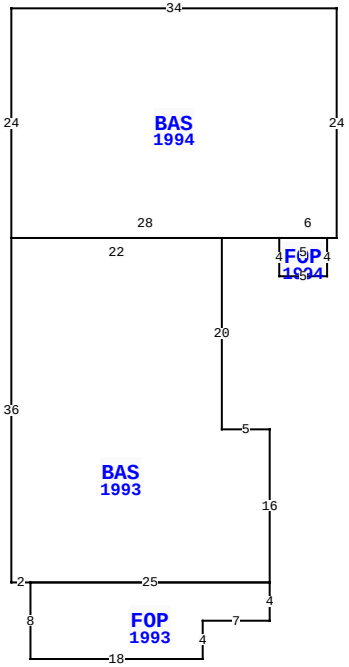
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	872	100	1993	872	120,648
BAS	816	100	1994	816	112,899
FOP	172	30	1993	52	7,195
FOP	20	30	1994	6	830
TOTALS	1,880			1,746	241,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,746	115.5000	152.46	266,195	1900	2005	0	0	0	9.25	90.75

1 SNGL FAM – 100% - 2022 Heated Area: 1688 HX Base Yr 2022



307 S 7TH ST A&B, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		241,572
TOTAL MARKET OB/XF VALUE		3,639
TOTAL LAND VALUE - MARKET		261,250
TOTAL MARKET VALUE		506,461
SOH/AGL Deduction		193,482
ASSESSED VALUE		312,979
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		262,257
TOTAL JUST VALUE		506,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		454,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160144	MTLROF	9,900	01/21/2016
8167	ADDITION	26,700	02/28/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2505/1881	10/15/2021	WD	Q	I	02	425,000
GRANTOR: BALLARD DONNA A LIVIN						
GRANTEE: FERRAGUT ERIK MICHA						
1904/1750	2/28/2014	WD	U	I	19	89,500
GRANTOR: BALBONI PHILLIP AS BE						
GRANTEE: BALLARD DONNA A TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W34 S24 BAS=[YR=1993] S36 E2 FOP=[YR=1993] S8 E18 N4 E7 N4 W25 $ E25 N16 W5 N20 W22 $ E28 FOP=[YR=1994] S4 E5 N4 W5 $ E6 N24 $.

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	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1980	1980	3	20	480	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	34	1,190	
3	0810	CONCRETE A	0	100	16	4	68.00	SF	6.50	6.50	100	1994	1994	3	66	292	
4	0810	CONCRETE A	0	100	0	0	269.00	SF	6.50	6.50	100	1994	1994	3	66	1,154	
5	0825	BRICK	0	100	0	0	38.00	SF	12.50	12.50	100	1994	1994	3	89	423	
6	1242	WD DECK A	0	100	5	10	50.00	SF	10.00	10.00	100	1993	1993	3	20	100	

LAND DESCRIPTION

TOTAL OB/XF 3,639

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	000800	C	MULTI-FAMILY	100	0003	R-2	55.00	100.00	55.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	261,250							

REVIEW DATE 11/21/2022 BY TWA Total Acres: 0.00 Total Land Value: 261,250 Market: 0 Agricultural: 0 Common: 261,250 PRINTED 07/30/2025 BY SYS