

BLOCK 128 N1/2 OF LOT 1
IN OR 1599/1884
CITY OF FDNA BEACH

ROLAND BILLY G/MILLIGAN-ROLAND DEBORA K
302 S 7TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0128-0011



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	HS	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	12	CEDAR 60		0500	12	3,164	197.5792	312.18	987,738	1910	2000	0	0	-20	12.00	100.00	VALUATION BY						STANDARD											
Exterior Wall	14	WD SHINGLE 40		1 SFR CUST - 100% - 2010										Heated Area: 3072					HX Base Yr 2010															
Roof Structur	03	GABLE/HIP 100																BUILDING MARKET VALUE					987,738											
Roof Cover	03	COMP SHNGL 100																TOTAL MARKET OB/XF VALUE					21,878											
Interior Wall	05	DRYWALL 100																TOTAL LAND VALUE - MARKET					237,500											
Interior Floor	12	HARDWOOD 90																TOTAL MARKET VALUE					1,247,116											
Interior Floor	15	HARDTILE 10																SOH/AGL Deduction					871,932											
Air Condition	03	CENTRAL 100																ASSESSED VALUE					375,184											
Heating Type	04	AIR DUCTED 100																TOTAL EXEMPTION VALUE					50,722											
Bedrooms	4	100																BASE TAXABLE VALUE					324,462											
Bathrooms	4	100																TOTAL JUST VALUE					1,247,116											
Frame	02	WOOD FRAME 100																NCON VALUE					0											
Stories	3.	3. 100																INCOME VALUE																
Units	0	100																PREVIOUS YEAR MKT VALUE					629,263											
BUD\$ Adjustme	02	DIST FB 100																																
Occupancy	00	NONE 100																																
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	1,408	100	1993	1,408	439,549																													
DCK	37	10	2006	4	1,249																													
FOP	140	30	1993	42	13,112																													
FOP	120	30	2010	36	11,238																													
FUS	640	100	1993	640	199,795																													
FUS	1,024	100	1993	1,024	319,672																													
STP	55	10	1993	6	1,873																													
STR	40	10	2006	4	1,249																													
TOTALS	3,464			3,164	987,738																													
EXTRA FEATURES					302 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	0810	CONCRETE A	0	100	0	0	655.00	SF	6.50	6.50	100	1984	1984	3	41	1,746																		
2	0510	GARAGE WD-	0	100	35	16	560.00	SF	35.00	35.00	100	2006	2006	3	40	7,840																		
3	0825	BRICK	0	100	26	6	156.00	SF	12.50	12.50	100	2000	2000	3	93	1,814																		
4	0825	BRICK	0	100	0	0	284.00	SF	12.50	12.50	100	2014	2014	3	98	3,479																		
5	1076	TRELLIS A	0	100	10	12	120.00	SF	7.50	7.50	100	2014	2014	3	71	639																		
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2014	2014	3	60	3,000																		
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360																		