

Block 128 S1/2 OF LOT 1 &
N25' OF LOT 2
CITY OF FDNA BEACH

PLOVANIC WILLIAM J & ELIZABETH A
306 S 7TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0128-0012



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,519	100	1993	1,519	189,249
FOP	72	30	1993	22	2,741
FOP	84	30	1993	25	3,115
UUS	481	50	1993	240	29,901

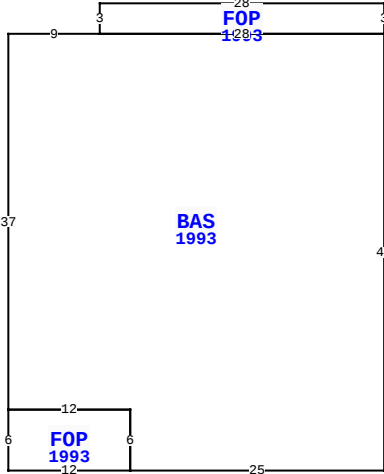
TOTALS	2,156			1,806	225,005
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0819	CONC 12"	0	100	5	6	30.00	SF	9.50
2	0810	CONCRETE A	0	100	0	0	346.00	SF	6.50
3	0940	SHEDS/PORT	0	100	8	5	40.00	SF	30.00
4	0479	VF PICKET	0	100	0	0	33.00	LF	10.00

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	75.00	100.00	75.00

REVIEW DATE	05/12/2019	BY	KBA
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,806	133.8750	176.72	319,156	1900	1985	0	0	29.50	70.50
1 SNGL FAM - 100% - 2024											
Heated Area: 1519											
HX Base Yr 2024											



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

306 S 7TH ST, FERNANDINA BEACH

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	0819	CONC 12"	0	100	5	6	30.00	SF	9.50	9.50	100	1965	1965	3	20	57	
2	0810	CONCRETE A	0	100	0	0	346.00	SF	6.50	6.50	100	1995	1995	3	68	1,529	
3	0940	SHEDS/PORT	0	100	8	5	40.00	SF	30.00	30.00	100	1980	1980	3	20	240	
4	0479	VF PICKET	0	100	0	0	33.00	LF	10.00	10.00	100	2000	2000	3	48	158	

TOTAL OB/XF													1,984		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
03	R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	3			

Total Acres:	0.00	Total Land Value:	356,250	Market:	0	Agricultural:	0	Common:	356,250
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										225,005	
TOTAL MARKET OB/XF VALUE										1,984	
TOTAL LAND VALUE - MARKET										356,250	
TOTAL MARKET VALUE										583,239	
SOH/AGL Deduction										51,641	
ASSESSED VALUE										531,598	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										480,876	
TOTAL JUST VALUE										583,239	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										516,616	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162548	REMODEL	12,000	09/19/2016
BP4038	N/A	2,800	12/16/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2652/12	7/03/2023	WD	Q	I	01	675,000	
GRANTOR: THORNTON WILLIAM MARK							
GRANTEE: PLOVANIC WILLIAM J							
1079/0477	9/06/2002	QC	Q	I	06	10,500	
GRANTOR: DOUGHERTY STEPHANIE &							
GRANTEE: THORNTON WM & DEIRD							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1993] W28 S3 BAS=[YR=1993] W9 S37 FOP=[YR=1993] S6									
E12 N6 W12 \$ E12 S6 E25 N43 W28 \$ E28 N3 \$ PTR= E15									
UUS=[YR=1993] E37 S13 W37 N13 \$ W15 \$.									