BLOCK 128 N1/2 OF 4
IN OR 930/923
CITY OF FDNA BEACH

ANDERSON LYNNE C TRUST/ANDERSON LYNNE C TRUSTEE
326 S 7TH ST
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1800-0128-0041**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 14 | WD SHINGLE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 03 | Quality Level 03 |

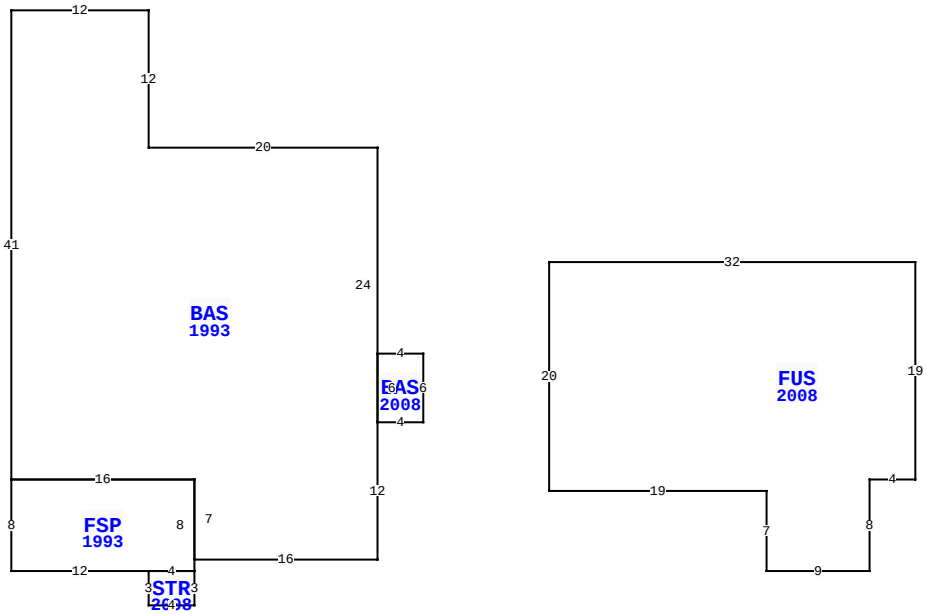
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,184 | 100 | 1993 | 1,184 | 157,694 |
| BAS | 24 | 100 | 2008 | 24 | 3,196 |
| FSP | 128 | 40 | 1993 | 51 | 6,793 |
| FUS | 699 | 100 | 2008 | 699 | 93,099 |
| STR | 12 | 10 | 2008 | 1 | 133 |
| TOTALS | 2,047 | | | 1,959 | 260,916 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,959 | 114.6600 | 151.35 | 296,495 | 1930 | 2000 | 0 | 0 | 0 | 12.00 | 88.00 |

1 SNGL FAM – 100% - 2001 Heated Area: 1907 HX Base Yr 2001




326 S 7TH ST, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 339,832 |
| TOTAL MARKET OB/XF VALUE | | 15,498 |
| TOTAL LAND VALUE - MARKET | | 237,500 |
| TOTAL MARKET VALUE | | 592,830 |
| SOH/AGL Deduction | | 377,355 |
| ASSESSED VALUE | | 215,475 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 164,753 |
| TOTAL JUST VALUE | | 592,830 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 539,361 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20071868 | ELECT. FOR ADDITI | 1,500 | 10/08/2007 |
| 20071656 | PLUMBING ADDITION | 1,500 | 09/04/2007 |
| 20071534 | MAKE ATTIC INTO F | 15,000 | 08/17/2007 |
| 20060640 | REMODEL | 1,100 | 03/30/2006 |
| 20060607 | REMODEL | 1,150 | 03/23/2006 |
| 20060564 | REMODEL | 6,500 | 03/16/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2638/1636 | 5/10/2023 | WD | U | I | 11 | 100 |
| GRANTOR: ANDERSON LYNNE C | | | | | | |
| GRANTEE: ANDERSON LYNNE C TR | | | | | | |
| 0930/0923 | 5/02/2000 | WD | U | I | | 137,000 |
| GRANTOR: MCCULLY MARION R | | | | | | |
| GRANTEE: ANDERSON LYNNE C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W20 N12 W12 S41 FSP=[YR=1993] S8 E12
STR=[YR=2008] S3E4N3 W4$ E4 N8 W16 $ E16 S7E16 N12
BAS=[YR=2008] E4 N6 W4 S6 $ N24 $ PTR=E15S10 FUS=[YR=2008]
S20 E19S7E9 N8E4N19W32$ N10W15$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1930 | 1930 | 3 | 20 | 700 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 309.00 | SF | 10.00 | 10.00 | 100 | 2002 | 2002 | 3 | 20 | 618 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 4 | 8 | 32.00 | SF | 10.00 | 10.00 | 100 | 2002 | 2002 | 3 | 20 | 64 | |
| 4 | 1241 | WD DECK G | 0 | 100 | 0 | 0 | 100.00 | UT | 17.25 | 17.25 | 100 | 2004 | 2004 | 3 | 32 | 552 | |
| 5 | 0962 | SKYLIGHT | 0 | 100 | 0 | 0 | 3.00 | UT | 250.00 | 250.00 | 100 | 2008 | 2008 | 3 | 88 | 660 | |
| 6 | 0855 | CONC PAVER | 0 | 100 | 37 | 4 | 148.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 83 | 1,228 | |
| 7 | 0855 | CONC PAVER | 0 | 100 | 114 | 12 | 1,368.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 83 | 11,354 | |
| 8 | 0810 | CONCRETE A | 0 | 100 | 15 | 5 | 75.00 | SF | 6.50 | 6.50 | 100 | 1994 | 1994 | 3 | 66 | 322 | |

## LAND DESCRIPTION

TOTAL OB/XF 15,498

| 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 | 100 | 0003 | R-2 | 50.00 | 100.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 4,750.00 | 4,750.00 | 237,500 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 237,500 Market: 0 Agricultural: 0 Common: 237,500 PRINTED 07/30/2025 BY SYS

BLOCK 128 N1/2 OF 4
IN OR 930/923
CITY OF FDNA BEACH

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**2025**

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## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

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|---|---|---|
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| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

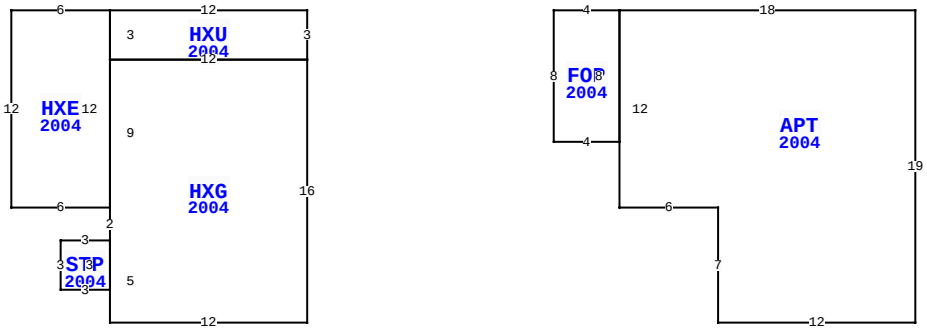
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| APT | 300 | 100 | 2004 | 300 | 47,828 |
| FOP | 32 | 30 | 2004 | 10 | 1,594 |
| HXE | 72 | 80 | 2004 | 58 | 9,247 |
| HXG | 192 | 55 | 2004 | 106 | 16,899 |
| HXU | 36 | 55 | 2004 | 20 | 3,189 |
| STP | 9 | 10 | 2004 | 1 | 159 |
| TOTALS | 641 | | | 495 | 78,916 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 495 | 134.2000 | 177.14 | 87,684 | 2004 | 2004 | 0 | 0 | 0 | 10.00 | 90.00 |

2 SNGL FAM – 100% - 2001 Heated Area: 358 HX Base Yr 2001




326 S 7TH ST, FERNANDINA BEACH

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| BLD DATE | | LGL DATE | |
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| ASSESSED VALUE | | 215,475 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 164,753 |
| TOTAL JUST VALUE | | 592,830 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 539,361 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20060438 | H/AC | 4,000 | 03/02/2006 |
| 20053181 | REMODEL | 25,000 | 12/14/2005 |
| 20033047 | XFOB | 2,000 | 05/03/2003 |
| 20032328 | H/AC | 3,000 | 01/13/2003 |
| 20032363 | NEW CONSTR | 2,000 | 01/06/2003 |
| 20022018 | NEW CONSTR | 3,000 | 11/25/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
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| GRANTEE: ANDERSON LYNNE C TR | | | | | | |
| 0930/0923 | 5/02/2000 | WD | U | I | | 137,000 |
| GRANTOR: MCCULLY MARION R | | | | | | |
| GRANTEE: ANDERSON LYNNE C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

HXU=[YR=2004] W12 HXE=[YR=2004] W6 S12 E6 HXG=[YR=2004] S2 STP=[YR=2004] W3 S3 E3 N3 $ S5 E12 N16 W12 S9$ N12$ S3 E12 N3$ PTR=E15 FOP=[YR=2004] E4 APT=[YR=2004] E18 S19 W12 N7 W6 N12$ S8 W4 N8$ W15$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 237,500 Market: 0 Agricultural: 0 Common: 237,500 PRINTED 07/30/2025 BY SYS