

BLOCK 135 LOT S 20 FT OF 3 &
N40 FT OF 4
IN OR 1174/1419

KERN ELIZABETH B
426 S 7TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0135-0032



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	07	ASB SHNGLE 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	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
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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	1,080	100	1993	1,080	134,788
FOP	80	30	1993	24	2,995
FST	136	55	1994	75	9,361
STR	12	10	1994	1	125
UDG	289	55	1993	159	19,844

TOTALS	1,597			1,339	167,111
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	196.00	SF	6.50
2	0810	CONCRETE A	0	100	92	9	828.00	SF	6.50
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

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	60.00	100.00	60.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,339	111.0720	146.62	196,324	1947	2000	0	0	14.88	85.12

1 SNGL FAM - 100% - 2004 Heated Area: 1080 HX Base Yr 2004

17
17
17
17
UDG
1993

17
FST
1994

22
44
36
8
10
FOP
1993
STR
1994

426 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	196.00	SF	6.50	6.50	100	1980	1980	3	30	382	
2	0810	CONCRETE A	0	100	92	9	828.00	SF	6.50	6.50	100	1985	1985	3	44	2,368	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1947	1947	3	20	700	

TOTAL OB/XF													3,450	
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
13	R-2	60.00	100.00	60.00	FF		1.00	1.00	0.90	4,750.00	4,275.00	2		

Total Acres: 0.00	Total Land Value: 256,500	Market: 0	Agricultural: 0	Common: 256,500
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		167,111			
TOTAL MARKET OB/XF VALUE		3,450			
TOTAL LAND VALUE - MARKET		256,500			
TOTAL MARKET VALUE		427,061			
SOH/AGL Deduction		239,487			
ASSESSED VALUE		187,574			
TOTAL EXEMPTION VALUE		50,722			
BASE TAXABLE VALUE		136,852			
TOTAL JUST VALUE		427,061			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		379,059			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122227	ELECT. REMODEL	800	10/31/2012
20122186	REMOVE OLD & REPL	875	10/23/2012
20122163	BATH REMODELING	4,500	10/19/2012
20112254	METAL ROOF	7,000	12/20/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1174/1419	9/24/2003	WD	Q	I		164,500	
GRANTOR: BUTLER PAUL A & BRYAN							
GRANTEE: KERN ELIZABETH B							
0640/1058	11/08/1991	WD	Q	I		30,600	
GRANTOR: SAPP JOHN & GEORGE							
GRANTEE: BUTLER & BURLINGAME							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W4 FST=[YR=1994] N8W17S8E17S W22 S44 E18									
FOP=[YR=1993] E2 STR=[YR=1994] S2E6N2W6S E8 N8 W10 S8 \$ N8 E8									
N36S PTR=E5N15 UDG=[YR=1993] E17 N17 W17S17S\$W5S15\$.									