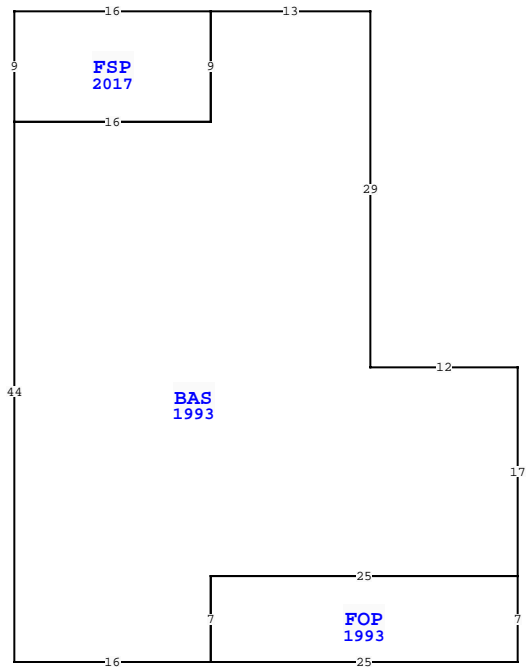


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	60
Interior Wall	06	CUST PANEL	40
Interior Floo	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,506	100	1993
FOP	175	30	1993
FSP	144	40	2017
TOTALS	1,825		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,616	128.9484	128.95	208,383	1900	1995		0	0	14.00	86.00	
1 SINGLE FAM - 0% - 2023 Heated Area: 1506 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			179,209
TOTAL MARKET OB/XF VALUE			4,066
TOTAL LAND VALUE - MARKET			212,500
TOTAL MARKET VALUE			395,775
SOH/AGL Deduction			0
ASSESSED VALUE			395,775
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			395,775
TOTAL JUST VALUE			395,775
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			375,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190559	REMODEL	0	09/24/2019
20181113	MTLROOF	23,100	04/03/2018
20100849	SA BASE ROLL ROOF	1,800	05/24/2010
972468	METER CAN & FUSE	0	01/07/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2605/0737	11/30/2022	QC	U	I	11	100
GRANTOR: RED HEADED WITCH LLC						
GRANTEE: BANCROFT GREGORY M						
2080/0915	10/24/2016	WD	U	I	11	100
GRANTOR: BANCROFT GREGORY M &						
GRANTEE: RED HEADED WITCH LL						

EXTRA FEATURES														431 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	0	3	8	24.00	SF	9.50	9.50	100	1925	1925	3	20	46	
2	0825	BRICK	0	0	4	5	20.00	SF	12.50	12.50	100	1925	1925	3	20	50	
3	0810	CONCRETE A	0	0	16	6	84.00	SF	6.50	6.50	100	2004	2004	3	83	453	
4	0810	CONCRETE A	0	0	9	4	36.00	SF	6.50	6.50	100	1940	1940	3	20	47	
5	0476	VF 6 SBPL	0	0	0	0	78.00	LF	32.00	32.00	100	2017	2017	3	90	2,246	
6	0479	VF PICKET	0	0	0	0	136.00	LF	10.00	10.00	100	2017	2017	3	90	1,224	
TOTAL OB/XF																4,066	

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

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1993] W12 N29 W13 FSP=[YR=2017] W16 S9 E16 N9 \$ S9 W16 S44 E16 FOP=[YR=1993] E25 N7 W25 S7 \$ N7 E25 N17 \$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		0	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500						