BLOCK 152 LOT 4
CITY OF FDNA BEACH

PERRY MATTHEW J & CRYSTAL L
7009 BRIARCLIFF WAY
HURRICANE, WV 25526

2025

00-00-31-1800-0152-0040

BUILDING CHARACTERISTICS

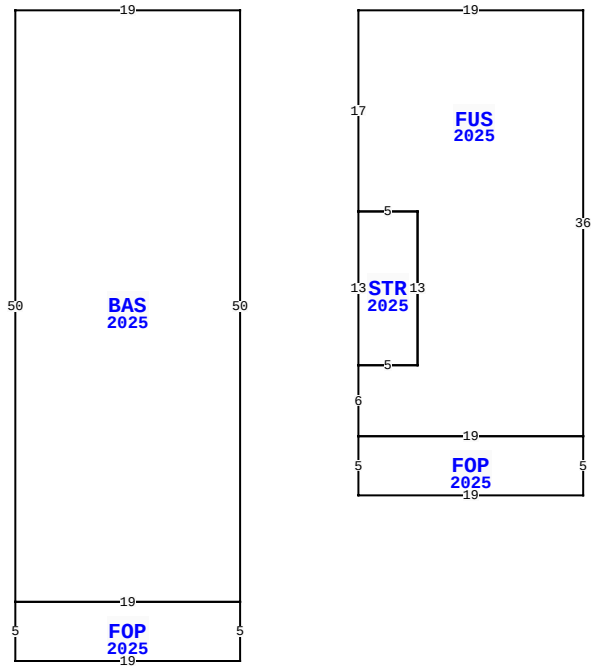
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	950	100	2025	950	199,567
FOP	95	30	2025	28	5,882
FOP	95	30	2025	28	5,882
FUS	619	100	2025	619	130,033
STR	65	10	2025	6	1,260
TOTALS	1,824			1,631	342,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,631	132.9570	210.07	342,624	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2025 Heated Area: 1569 HX Base Yr



708 S 6TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	342,624
TOTAL MARKET OB/XF VALUE	4,466
TOTAL LAND VALUE - MARKET	74,375
TOTAL MARKET VALUE	421,465
SOH/AGL Deduction	0
ASSESSED VALUE	421,465
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	421,465
TOTAL JUST VALUE	421,465
NCON VALUE	347,090
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222675	SFR 1750 T		08/11/2023
2022-2675			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2735/263	8/30/2024	WD	Q	I	02	545,000
GRANTOR: MANGANARO FAMILY TRUS						
GRANTEE: PERRY MATTHEW J & C						
2056/0775	6/28/2016	WD	U	V	11	100
GRANTOR: MANGANARO MARIO P & R						
GRANTEE: MANAGANARO FAMILY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-50,0] W19 S50 E19 N50 $
FOP=[YR=2025;ORIG=-69,50] E19 S5 W19 N5 $
FUS=[YR=2025;ORIG=-40,0] E19 S36 W19 N6 E5 N13 W5 N17 $
FOP=[YR=2025;ORIG=-40,36] E19 S5 W19 N5 $
STR=[YR=2025;ORIG=-40,30] N13 E5 S13 W5 $
.

EXTRA FEATURES

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	0	0	0	687.00	SF	6.50	6.50	100	2025	2024		100	4,466	

LAND DESCRIPTION

TOTAL OB/XF 4,466

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		R-2	0.00	0.00	25.00	FF		1.00	1.00	0.70	4,250.00	2,975.00	74,375							

REVIEW DATE 06/26/2024 BY HS Total Acres: 0.00 Total Land Value: 74,375 Market: 0 Agricultural: 0 Common: 74,375 PRINTED 07/30/2025 BY SYS