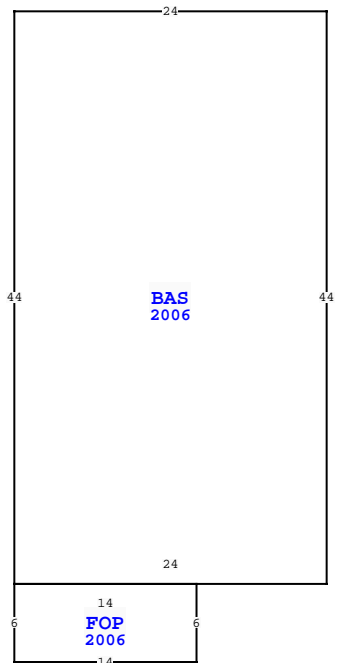


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	07	CORK/VTILE 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	02	Quality Level 02	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,056	100	2006
FOP	84	30	2006
TOTAL ADJ AREA	1,056		
SUBAREA MARKET VALUE	108,007		
TOTALS	1,140		1,081
			110,563

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2008										Heated Area: 1056	HX Base Yr 2008



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			110,563
TOTAL MARKET OB/XF VALUE			3,859
TOTAL LAND VALUE - MARKET			265,625
TOTAL MARKET VALUE			380,047
SOH/AGL Deduction			288,548
ASSESSED VALUE			91,499
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			40,777
TOTAL JUST VALUE			380,047
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			359,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062185	XFOB	1,000	09/19/2006
20060898	ELEC OTHER	3,000	04/26/2006
20060692	H/AC	4,500	04/03/2006
20060106	OTHER	4,000	01/13/2006
20051944	NEW CONSTR	30,000	06/08/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/1299	7/30/2007	WD	Q	I	03	87,400
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: VESTAL AARON D						
1515/1297	7/30/2007	QC	U	I	10	100
GRANTOR: STRICKLAND JUDITH S						
GRANTEE: NASSAU HABITAT FOR						

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	0 100	23	20	460.00	SF	6.50	6.50	100	2006	2006	3	86	2,571	
2	0810	CONCRETE A	0 100	27	3	81.00	SF	6.50	6.50	100	2006	2006	3	86	453	
3	0479	VF PICKET	0 100	0	0	100.00	LF	10.00	10.00	100	2006	2006	3	66	660	
4	0479	VF PICKET	0 100	0	0	53.00	LF	5.00	5.00	100	2006	2006	3	66	175	

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

BUILDING NOTES	
755 S 7TH ST, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2006] N44 W24 S44 FOP=[YR=2006] S6 E14 N6 W14S24\$.	

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	100	0006	R-2	63.00	100.00	62.50	FF		1.00	1.00	1.00	4,250.00	4,250.00	265,625							