

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
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
BUD8 Adjustme	02	DIST FB	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	1,000	100	1993
FGR	325	55	1993
FOP	15	30	1993
TOTALS	1,340		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,183	112.7840	112.78	133,419	1981	1990		0	0	15.75	84.25	
1 SINGLE FAM - 0% - 0 Heated Area: 1000 HX Base Yr													
TOTALS		1,183	112,406										

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			112,406
TOTAL MARKET OB/XF VALUE			1,107
TOTAL LAND VALUE - MARKET			212,500
TOTAL MARKET VALUE			326,013
SOH/AGL Deduction			121,711
ASSESSED VALUE			204,302
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			204,302
TOTAL JUST VALUE			326,013
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			308,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2216/1195	7/31/2018	QC	U	I	11	100
GRANTOR: ALLEN LAMONT T & DAWN						
GRANTEE: CATER DAWN M						
1230/0381	5/13/2004	WD	Q	I		124,500
GRANTOR: COOK JASON J & JAN R						
GRANTEE: ALLEN LAMONT T & DA						

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	50	9		6.50	6.50	100	1981	1981	3	32.5	951	
2	0810	CONCRETE A	0	0	19	3		6.50	6.50	100	1981	1981	3	32.5	120	
3	0851	PATIO STON	0	0	25	3		0.75	0.75	100	1993	1993	3	64	36	

TOTAL OB/XF													
707 S 7TH ST, FERNANDINA BEACH													
1,107													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/22/2025 MLU													

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W25 S40 E25 FGR=[YR=1993] E13 N25 W8													
FOP=[YR=1993] N3 W5 S3 E5 \$ W5 S25\$ N40\$.													

LAND DESCRIPTION																								
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	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							