BLOCK 156 LOT 25
IN OR 1918/492
CITY OF FDNA BEACH

BALLARD DONNA A LVG TRUST/BALLARD DONNA A TRUSTEE
816 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0156-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
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

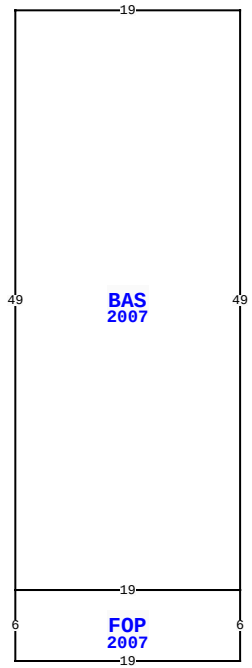
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	931	100	2007	931	98,423
FOP	114	30	2007	34	3,594
TOTALS	1,045			965	102,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	965	114.9120	114.91	110,888	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 0 Heated Area: 931 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

707 S 11TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	102,017
TOTAL MARKET OB/XF VALUE	3,435
TOTAL LAND VALUE - MARKET	67,500
TOTAL MARKET VALUE	172,952
SOH/AGL Deduction	27,738
ASSESSED VALUE	145,214
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,214
TOTAL JUST VALUE	172,952
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070379	NEW CONSTR	1,200	03/01/2007
20070202	NEW CONSTR	3,900	02/05/2007
20070169	NEW CONSTR	5,800	01/30/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1918/0492	2/20/2014	WD	U	I	11	100
GRANTOR: BALLARD DONNA A						
GRANTEE: BALLARD DONNA A TRU						
1805/0306	7/27/2012	WD	U	I	12	46,500
GRANTOR: AMERIS BANK						
GRANTEE: BALLARD DONNA A						

BUILDING NOTES

EXTRA FEATURES

LN	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	49	11	539.00	SF	6.50	6.50	100	2007	2007	3	87	3,048	
2	1243	WD DECK F	0	0	4	11	44.00	SF	8.00	8.00	100	2007	2007	3	27	95	
3	0476	VF 6 SBPL	0	0	0	0	12.00	LF	32.00	32.00	100	2010	2010	3	76	292	

BUILDING DIMENSIONS

BAS=[YR=2007] W19S49 FOP=[YR=2007] S6E19 N6W19$ E19 N49$.

LAND DESCRIPTION

TOTAL OB/XF 3,435

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0006	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	67,500							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS