BLOCK 7 LOT 7
OCEAN CITY NORTH PB 2/38

HERRERA KIMBERLY & ALEXANDER JR
96460 BLACKROCK RD
YULEE, FL 32097

2026

00-00-31-1520-0007-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	07	SPECIAL 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

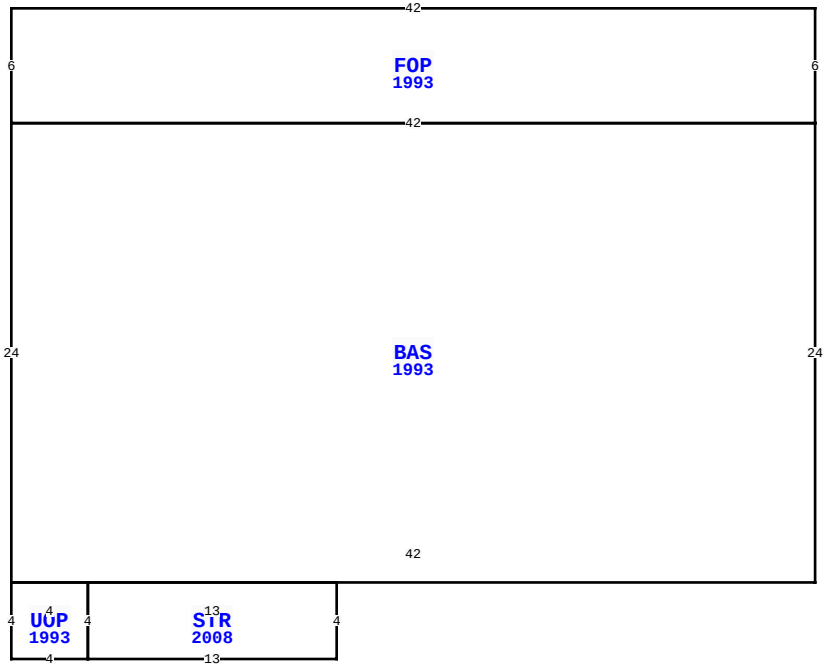
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1993	1,008	21,993
FOP	252	30	1993	76	1,658
STR	52	10	2008	5	109
UOP	16	20	1993	3	65
TOTALS	1,328			1,092	23,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,092	103.8906	109.09	119,126	1977	1977	80	0	0	19.25	20.00

1 SINGLE FAM 0% - 2026 Heated Area: 1008 HX Base Yr



794 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 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	23,825
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,575,000
TOTAL MARKET VALUE	1,598,825
SOH/AGL Deduction	0
ASSESSED VALUE	1,598,825
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,598,825
TOTAL JUST VALUE	1,598,825
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,571,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173913	MTL ROOF	10,000	12/12/2017
20112133	METER & UG SERVIC	1,800	11/28/2011
20090189	REROOF	2,000	02/11/2009
20053059	REMODEL	2,000	11/21/2005
20040241	REMODEL	1,000	02/12/2004
20022252	CHNGE SRVC	1,000	12/30/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2839/1038	12/22/2025	WD	Q	I	01	1,600,000
GRANTOR: COHEN BARRY P & ANN S						
GRANTEE: HERRERA KIMBERLY &						
2465/1330	5/25/2021	WD	Q	I	01	1,250,000
GRANTOR: EQUITY TRUST COMPANY						
GRANTEE: COHEN BARRY P & ANN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W42 S6 BAS=[YR=1993] S24 UOP=[YR=1993] S4 E4
STR=[YR=2008] E13 N4 W13 S4$ N4 W4$ E42 N24 W42$ E42 N6$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000120	C	RES OCEAN	0	0006	R-1	75.00	91.00	75.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,575,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,575,000 Market: 0 Agricultural: 0 Common: 1,575,000 PRINTED 07/09/2026 BY SYS