WESTERLY 34.5' OF LOT 7
SEASCAPE AT AMELIA PB 6/378

HEROUX MARTHA INTER VIVOS REVOCABLE TRUST/HEROUX M
301 WENDRON CT
FRANKLIN, TN 37069

2026

00-00-31-1677-0007-0010

BUILDING CHARACTERISTICS

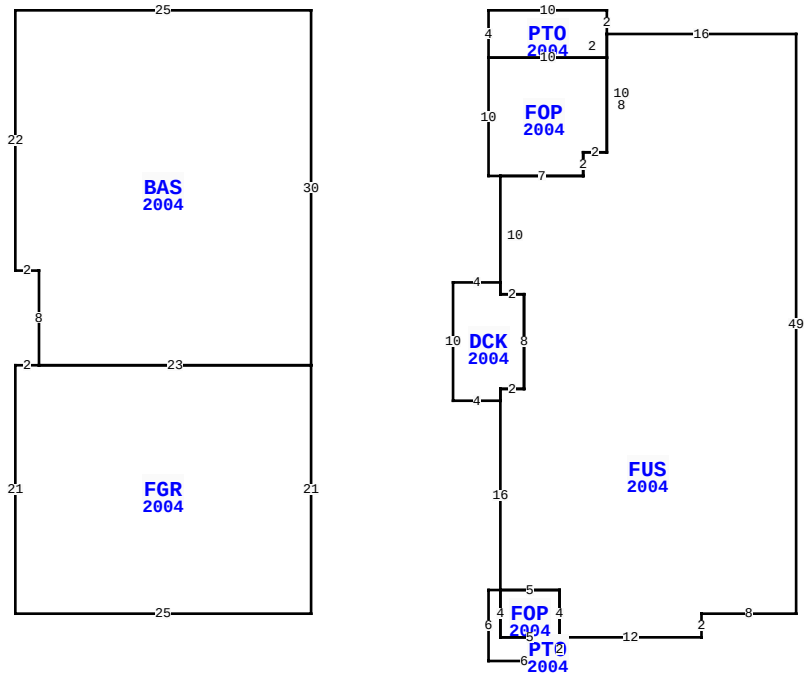
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1023.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	734	100	2004	734	92,458
DCK	56	10	2004	6	756
FGR	525	55	2004	289	36,403
FOP	20	30	2004	6	756
FOP	96	30	2004	29	3,653
FUS	1,119	100	2004	1,119	140,954
PTO	16	5	2004	1	126
PTO	40	5	2004	2	252
TOTALS	2,606			2,186	275,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,186	133.6671	140.35	306,805	2004	2004	0	0	0	10.25	89.75

1 TOWNHOUSE 0% - 0 Heated Area: 1853 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2026 MLU
INC DATE		AG DATE	

2683 W 4TH ST, FERNANDINA BEACH

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
3	1241	WD DECK G	0	0	6	4	24.00	UT	11.50	11.50	100	2004	2004	3	30	83	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	275,357
TOTAL MARKET OB/XF VALUE	83
TOTAL LAND VALUE - MARKET	297,500
TOTAL MARKET VALUE	572,940
SOH/AGL Deduction	64,911
ASSESSED VALUE	508,029
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	508,029
TOTAL JUST VALUE	572,940
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	461,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2660/210	7/25/2023	QC	U	I	11	100
GRANTOR: HEROUX MARTHA M						
GRANTEE: HEROUX MARTHA INTER						
1286/0866	1/07/2005	WD	Q	I		275,000
GRANTOR: OSPREY DEVELOPMENT CO						
GRANTEE: HEROUX FRANCIS A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W25 S22 E2 S8 FGR=[YR=2004] W2 S21 E25 N21 W23 $ E23 N30 $ PTR= E15 PTO=[YR=2004] E10 S2 FUS=[YR=2004] E16 S49 W8 S2 W12 PTO=[YR=2004] S2 W6 N6 E1 FOP=[YR=2004] E5 S4 W5 N4 $ S4 E5 $ N4 W5 N16 DCK=[YR=2004] W4 N10 E4 S1 E2 S8 W2 S1 $ N1 E2 N8 W2 N10 FOP=[YR=2004] W1 N10 E10 S8 W2 S2 W7 $ E7 N2 E2 N10 $ S2 W10 N4 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 83

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	0003	R-2	34.00	98.00	1.00	LT		1.00	1.00	0.85	350,000.00	297,500.00	297,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 297,500 Market: 0 Agricultural: 0 Common: 297,500 PRINTED 07/09/2026 BY SYS