BLOCK 37 LOT 5
CITY OF FDNA BEACH

GARRETT AVA W LIVING TRUST/GARRETT AVA W TRUSTEE
2010 OAK VIEW DR
SEVIERVILLE, TN 37876

2026

00-00-31-1800-0037-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

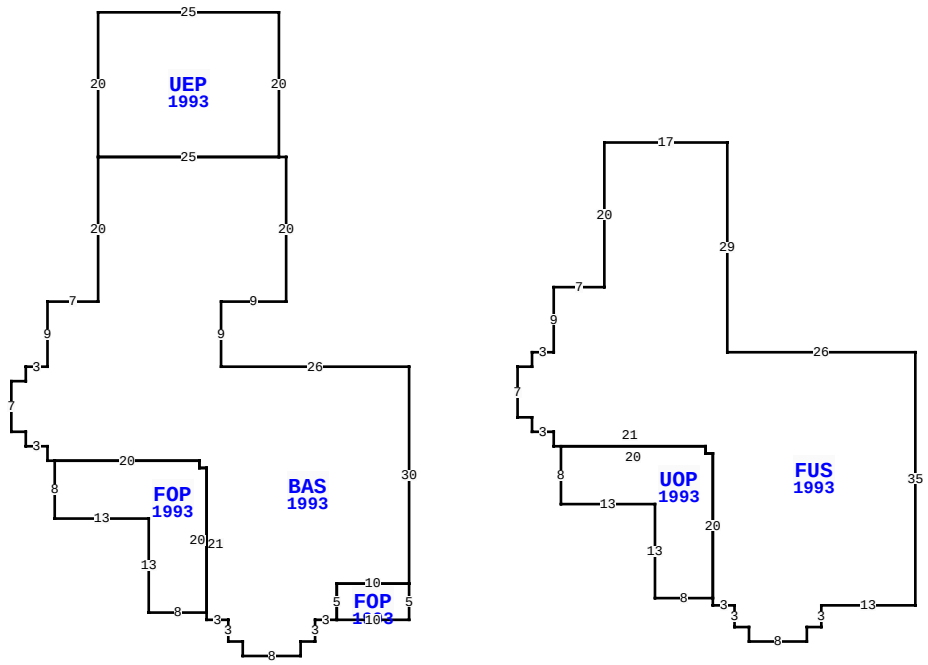
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	1993	2,052	320,686
FOP	50	30	1993	15	2,344
FOP	271	30	1993	81	12,659
FUS	1,922	100	1993	1,922	300,369
UEP	500	60	1993	300	46,884
UOP	271	20	1993	54	8,439
TOTALS	5,066			4,424	691,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,424	114.1140	189.43	838,038	1885	1990	0	0	0	17.50	82.50

1 SFR CUST 0% - 2023 Heated Area: 3974 HX Base Yr



27 S 7TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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
2	0528	GLASS ROOM	0	0	11	13	143.00	SF	45.00	45.00	100	1984	1984	3	20	1,287	
4	0504	FP-ELECTRI	0	0	0	0	4.00	UT	2,000.00	2,000.00	100	1900	1900	3	20	1,600	
5	1131	REINFR 8	0	0	178	2	356.00	SF	9.45	9.45	100	1900	1900	3	50	1,682	
6	0819	CONC 12"	0	0	5	11	55.00	SF	9.50	9.50	100	1940	1940	3	20	105	
7	0819	CONC 12"	0	0	7	5	35.00	SF	9.50	9.50	100	1940	1940	3	20	67	
8	0819	CONC 12"	0	0	7	5	35.00	SF	9.50	9.50	100	1940	1940	3	20	67	
9	0819	CONC 12"	0	0	10	5	50.00	SF	9.50	9.50	100	1960	1960	3	20	95	
12	1076	TRELLIS A	0	0	32	19	608.00	SF	7.50	7.50	100	1980	1980	3	85	3,876	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	691,381
TOTAL MARKET OB/XF VALUE	8,779
TOTAL LAND VALUE - MARKET	650,000
TOTAL MARKET VALUE	1,350,160
SOH/AGL Deduction	0
ASSESSED VALUE	1,350,160
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,350,160
TOTAL JUST VALUE	1,350,160
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,281,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033881	NEW BATH	5,000	09/24/2003
20033761	H/AC	14,000	08/28/2003
20033677	REPAIR/RRF	4,000	08/15/2003
20033656	REMODEL	12,000	08/12/2003
20033605	REMODEL	23,000	08/04/2003
20033384	REMODEL	200,000	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2687/956	11/07/2023	QC	U	I	11	100
GRANTOR: GARRETT AVA WILSON						
GRANTEE: GARRETT AVA W LIVIN						
2557/1971	4/22/2022	TD	U	I	11	100
GRANTOR: WILSON JUANITA P FAMI						
GRANTEE: GARRETT AVA WILSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 N9 E9 N20 W1 UEP=[YR=1993] N20 W25 S20 E25 $ W25 S20W7 S9 W3 S2 W2 S7 E2 S2 E3 S2 E1 FOP=[YR=1993] S8 E13 S13 E8 N20 W1 N1 W20 $ E20 S1 E1 S21 E3 S3 E2 S2 E8 N2 E2 N3 E3 FOP=[YR=1993] E10 N5 W10 S5 $ N5 E10 N30 $ PTR= E15 FUS=[YR=1993] E2 N2 E3 N9 E7 N20 E17 S29 E26 S35 W13 S3 W2 S2 W8 N2 W2 N3 W3N1 UOP=[YR=1993] N20 W1 N1 W20 S8 E13 S13 E8 $ N20 W1 N1 W21 N2 W3 N2 W2 N7 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 8,779

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	0003	C-3	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	65.00	65.00	650,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 07/09/2026 BY SYS