



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	09	DECORATIVE 50
Interior Floo	08	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
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	2,053	100	1993	2,053	192,429
FOP	216	30	1993	65	6,093
FOP	216	30	1993	65	6,093
FUS	1,379	100	1993	1,379	129,254

TOTALS	3,864			3,562	333,868
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
5	1242	WD DECK A	0	100	8	8	64.00	SF	10.00
6	1242	WD DECK A	0	100	4	12	48.00	SF	10.00
7	1242	WD DECK A	0	100	4	8	32.00	SF	10.00
8	1242	WD DECK A	0	100	4	8	32.00	SF	10.00
10	0350	CARPORT WD	0	100	16	16	256.00	SF	9.88
11	0350	CARPORT WD	0	100	15	12	180.00	SF	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	C-3	100.00	100.00	10,000.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,562	99.9000	138.86	494,619	1900	1960	0	0	0 32.50	67.50
1 SNGL FAM 100% - 2026 Heated Area: 3432 HX Base Yr 2026											

11 S 7TH ST, FERNANDINA BEACH											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						05/06/2026 MLU					

TOTAL OB/XF											
1,326											

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		363,014	
TOTAL MARKET OB/XF VALUE		1,326	
TOTAL LAND VALUE - MARKET		520,000	
TOTAL MARKET VALUE		884,340	
SOH/AGL Deduction		0	
ASSESSED VALUE		884,340	
TOTAL EXEMPTION VALUE		HX HB WX 56,411	
BASE TAXABLE VALUE		827,929	
TOTAL JUST VALUE		884,340	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		832,044	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0105	ADD AND PORCH	235,000	02/12/2025
20230177	REBUILD PORCH	15,000	05/04/2023
20131700	GAS	200	07/19/2013
20130754	OTHER	575	04/10/2013
20101173	SIGN	50	07/19/2010
20090379	SIGN	100	03/25/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2382/0777	8/05/2020	WD	Q	I	02
GRANTOR: PS FUNDING INC					
GRANTEE: MAESTRE RUTH E & PA					
2343/0027	3/02/2020	CT	U	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: PS FUNDING INC					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W21 N40 W13 S12 W6 S3 W8 N1 W20 S12 E20 S18 W2 D2L2 S5 D2R2 E2 S6 E27 N3 E5 S4 E11 N4 E5 N16 \$									
FUS=[YR=1993;ORIG=10,-40] E27 S18 E21 S16 W5 S4 W11 N4 W5 S3 W27 N37 \$									
FOP=[YR=1993;ORIG=-48,19] S8 E27 N8 W27 \$									
FOP=[YR=1993;ORIG=37,-3] S8 W27 N8 E27 \$									
PTR=[ORIG=0,0] E20 W20 \$									

MAESTRE RUTH E/LORE PAUL A
11 S 7TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0037-0070

[illegible]