BLOCK 38 LOT N1/2 OF 4
IN OR 2084/1025
CITY OF FDNA BEACH

ROLAND BILLY G/MILLIGAN-ROLAND DEBORA K
302 S 7TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0038-0041

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

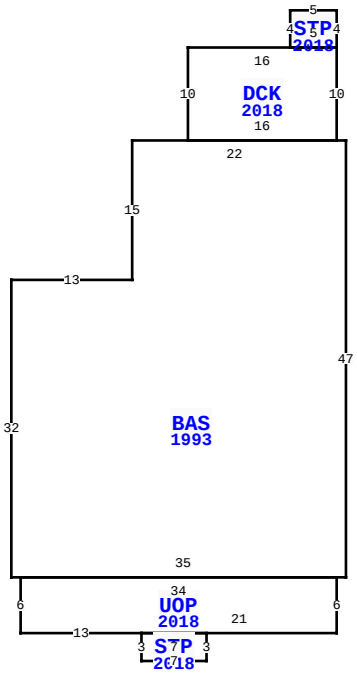
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,497	100	1993	1,497	218,488
DCK	160	10	2018	16	2,335
STP	20	10	2018	2	292
STP	21	10	2018	2	292
UOP	204	20	2018	41	5,984
TOTALS	1,902			1,558	227,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,558	122.0940	169.71	264,408	1907	1997	0	0	0	14.00	86.00

1 SNGL FAM 0% - 0 Heated Area: 1497 HX Base Yr



126 S 6TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	227,391
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	502,391
SOH/AGL Deduction	97,328
ASSESSED VALUE	405,063
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	405,063
TOTAL JUST VALUE	502,391
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	454,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172407	REMODEL	50,000	08/07/2017
20171799	DEMOLITION	2,500	06/09/2017
20091193	REROOF W/30YR SHN	5,000	09/08/2009
2004133	REMODEL BATH,KIT.	10,000	10/09/2000
1985498M	H/AC	1,500	11/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2084/1025	11/21/2016	WD	Q	I	01	265,000
GRANTOR: HUOVINEN DONALD W						
GRANTEE: ROLAND BILLY G & DE						
0428/0337	7/01/1984	WD	Q	I		18,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 DCK=[YR=2018] N10 STP=[YR=2018] N4 W5 S4 E5$ W16 S10 E16$ W22 S15 W13 S32 E1 UOP=[YR=2018] S6 E13 STP=[YR=2018] S3 E7 N3 W7$ E21 N6 W34$ E35 N47 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	275,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS