BLOCK 38 LOT 7
CITY OF FDNA BEACH

VIERGEVER CRAIG STEVEN & ELIZABETH ANN
111 S 7TH ST
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1800-0038-0070**

## BUILDING CHARACTERISTICS

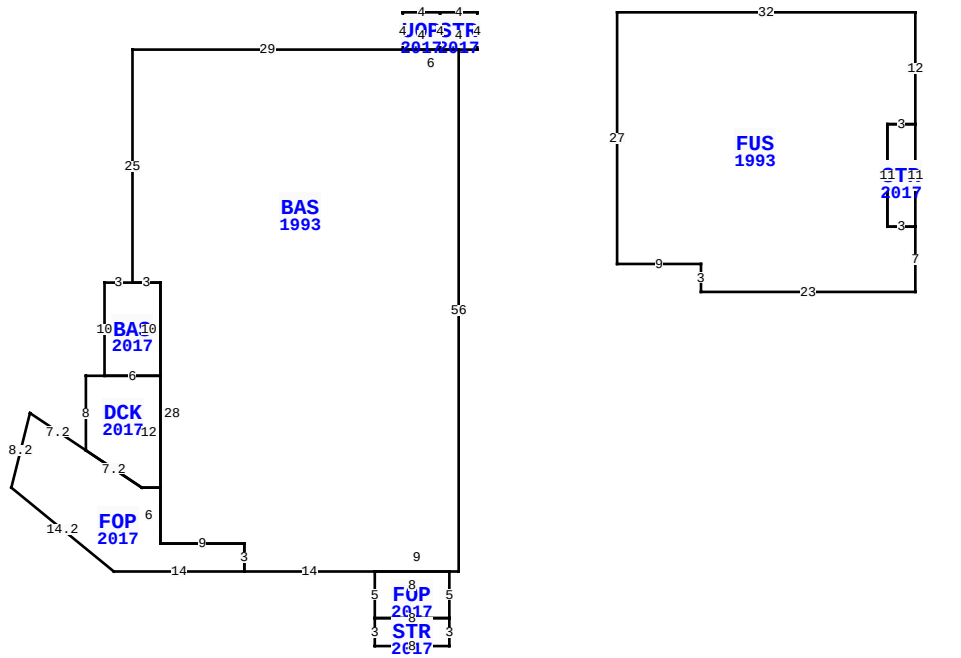
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 70 |
| Exterior Wall | 10 | ABOVE AVG 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 90 |
| Interior Floo | 10 | TERRAZZO 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| 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 | 1,840 | 100 | 1993 | 1,840 | 450,859 |
| BAS | 60 | 100 | 2017 | 60 | 14,702 |
| DCK | 84 | 10 | 2017 | 8 | 1,960 |
| FOP | 40 | 30 | 2017 | 12 | 2,941 |
| FOP | 178 | 30 | 2017 | 53 | 12,986 |
| FUS | 900 | 100 | 1993 | 900 | 220,529 |
| STR | 16 | 10 | 2017 | 2 | 490 |
| STR | 24 | 10 | 2017 | 2 | 490 |
| STR | 33 | 10 | 2017 | 3 | 735 |
| UOP | 16 | 20 | 2017 | 3 | 735 |
| TOTALS | 3,191 | | | 2,883 | 706,427 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | PD | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,883 | 123.8826 | 205.65 | 592,889 | 1900 | 2010 | 0 | 119 | 119.15 | 7.35 | 119.15 |

1 SFR CUST 100% - 2026 Heated Area: 2800 HX Base Yr 2026




111 S 7TH ST, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 3 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 944,764 |
| TOTAL MARKET OB/XF VALUE | | 3,632 |
| TOTAL LAND VALUE - MARKET | | 550,000 |
| TOTAL MARKET VALUE | | 1,498,396 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 1,498,396 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 1,446,985 |
| TOTAL JUST VALUE | | 1,498,396 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,213,098 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20161310 | CO ISSUED | 0 | 12/15/2017 |
| 20161310 | FGR/480SF | 0 | 05/09/2016 |
| 20130294 | REPLACE DUCTWORK | 2,000 | 02/12/2013 |
| 20122230 | METAL ROOF | 10,000 | 11/01/2012 |
| 20121621 | METER CAN REPLACE | 3,300 | 08/09/2012 |
| 20120373 | BEDROOM RENOVATIO | 100 | 03/06/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2794/212 | 6/12/2025 | WD | Q | I | 02 | 1,750,000 |
| GRANTOR: KREBS JOHN F & KATHRY | | | | | | |
| GRANTEE: VIERGEVER CRAIG STE | | | | | | |
| 1985/0752 | 6/09/2015 | WD | Q | I | 02 | 325,000 |
| GRANTOR: KING ROGER L & KAREN | | | | | | |
| GRANTEE: KREBS JOHN F & KATH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

STR=[YR=2017] W4 UOP=[YR=2017] W4 S4 BAS=[YR=1993] W29 S25 BAS=[YR=2017] W3 S10 DCK=[YR=2017] W2 S8 FOP=[YR=2017] U4 L6 D8 L2 D9 R11 E14 N3 W9 N6 W2 U4 L6 $ D4 R6 E2 N12 W6$ E6 N10 W3$ E3 S28 E9 S3 E14 FOP=[YR=2017] S5 STR=[YR=2017] S3 E8 N3 W8$ E8 N5 W8$ E9 N56 W6$ E4 N4$ S4 E4 N4 $ PTR=E15 FUS=[YR=1993] E32 S12 STR=[YR=2017] S11 W3 N11 E3$ W3 S11 E3 S7 W23 N3 W9 N27$ W15$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0940 | SHEDS/PORT | 0 | 100 | 14 | 8 | 112.00 | SF | 30.00 | 30.00 | 100 | 2017 | 2017 | 3 | 70 | 2,352 | |
| 3 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 2.00 | UT | 2,000.00 | 2,000.00 | 100 | 1975 | 1975 | 3 | 32 | 1,280 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,632

| 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 | 100 | 0003 | R-2 | 100.00 | 100.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 5,500.00 | 5,500.00 | 550,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 550,000 Market: 0 Agricultural: 0 Common: 550,000 PRINTED 07/09/2026 BY SYS

BLOCK 38 LOT 7
CITY OF FDNA BEACH

VIERGEVER CRAIG STEVEN & ELIZABETH ANN
111 S 7TH ST
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1800-0038-0070**

## BUILDING CHARACTERISTICS

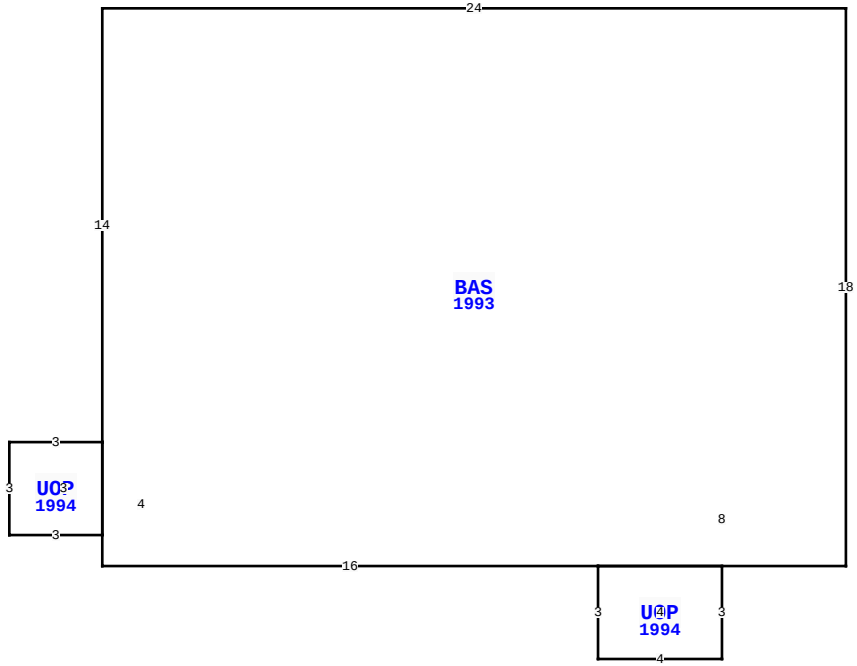
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| 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 | 432 | 100 | 1993 | 432 | 74,656 |
| UOP | 9 | 20 | 1994 | 2 | 346 |
| UOP | 12 | 20 | 1994 | 2 | 346 |
| TOTALS | 453 | | | 436 | 75,347 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 436 | 141.6800 | 196.94 | 85,866 | 1970 | 2000 | 0 | 0 | 0 | 12.25 | 87.75 |

2 SNGL FAM 0% - 2026 Heated Area: 432 HX Base Yr 2026




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

111 S 7TH ST, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 944,764 |
| TOTAL MARKET OB/XF VALUE | | 3,632 |
| TOTAL LAND VALUE - MARKET | | 550,000 |
| TOTAL MARKET VALUE | | 1,498,396 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 1,498,396 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 1,446,985 |
| TOTAL JUST VALUE | | 1,498,396 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,213,098 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20120285 | BEDROOM DRYWAL & | 3,115 | 02/21/2012 |
| 20100203 | H/AC | 3,000 | 02/02/2010 |
| 20071936 | SIDING & REPAIRS | 1,000 | 10/12/2007 |
| 20071709 | SIDING AROUND WIN | 0 | 09/06/2007 |
| 20060690 | H/AC | 2,500 | 04/03/2006 |
| 20021571 | REPLACE 1 WINDOW | 0 | 09/11/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2794/212 | 6/12/2025 | WD | Q | I | 02 | 1,750,000 |
| GRANTOR: KREBS JOHN F & KATHRY | | | | | | |
| GRANTEE: VIERGEVER CRAIG STE | | | | | | |
| 1985/0752 | 6/09/2015 | WD | Q | I | 02 | 325,000 |
| GRANTOR: KING ROGER L & KAREN | | | | | | |
| GRANTEE: KREBS JOHN F & KATH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W24 S14 UOP=[YR=1994] W3 S3 E3 N3 $ S4 E16
UOP=[YR=1994] S3E4N3 W4$ E8 N18$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 550,000 Market: 0 Agricultural: 0 Common: 550,000 PRINTED 07/09/2026 BY SYS

BLOCK 38 LOT 7
CITY OF FDNA BEACH

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**2026**

**00-00-31-1800-0038-0070**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

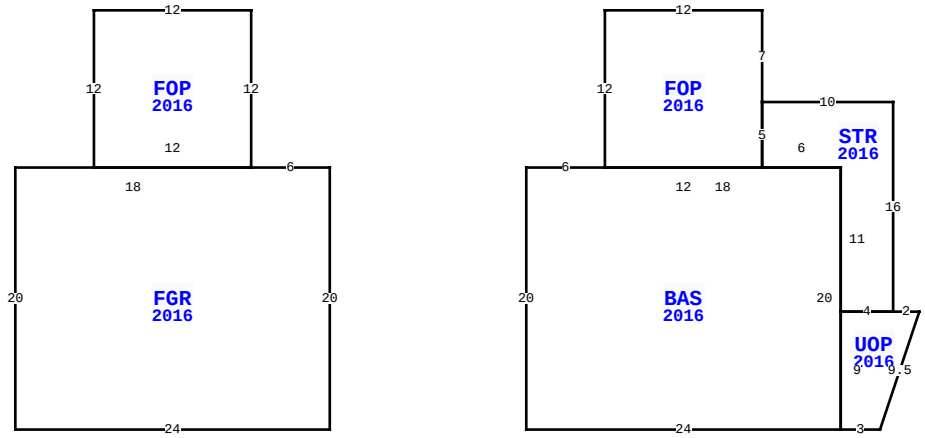
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 480 | 100 | 2016 | 480 | 92,367 |
| FGR | 480 | 55 | 2016 | 264 | 50,802 |
| FOP | 144 | 30 | 2016 | 43 | 8,274 |
| FOP | 144 | 30 | 2016 | 43 | 8,274 |
| STR | 94 | 10 | 2016 | 9 | 1,732 |
| UOP | 41 | 20 | 2016 | 8 | 1,540 |
| TOTALS | 1,383 | | | 847 | 162,990 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 847 | 144.2100 | 200.45 | 169,781 | 2016 | 2016 | 0 | 0 | 0 | 4.00 | 96.00 |

3 SNGL FAM 0% - 2026 Heated Area: 480 HX Base Yr 2026




111 S 7TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/05/2026 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 | | 944,764 |
| TOTAL MARKET OB/XF VALUE | | 3,632 |
| TOTAL LAND VALUE - MARKET | | 550,000 |
| TOTAL MARKET VALUE | | 1,498,396 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 1,498,396 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 1,446,985 |
| TOTAL JUST VALUE | | 1,498,396 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,213,098 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20020420 | ROOF REPAIR | 0 | 03/12/2002 |
| 5359 | REPAIR/RRF | 500 | 05/10/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2794/212 | 6/12/2025 | WD | Q | I | 02 | 1,750,000 |
| GRANTOR: KREBS JOHN F & KATHRY | | | | | | |
| GRANTEE: VIERGEVER CRAIG STE | | | | | | |
| 1985/0752 | 6/09/2015 | WD | Q | I | 02 | 325,000 |
| GRANTOR: KING ROGER L & KAREN | | | | | | |
| GRANTEE: KREBS JOHN F & KATH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2016] W6 FOP=[YR=2016] N12 W12 S12 E12$ W18 S20 E24 N20$ PTR=E15 BAS=[YR=2016] E6 FOP=[YR=2016] N12 E12 S7 STR=[YR=2016] E10 S16 UOP=[YR=2016] E2 D9 L3 W3 N9 E4$ W4 N11 W6 N5$ S5 W12$ E18 S20 W24 N20$ W15$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 550,000 Market: 0 Agricultural: 0 Common: 550,000 PRINTED 07/09/2026 BY SYS