

BLOCK 41 LOT S40 FT OF 2
IN OR 575 PG 578
CITY OF FDNA BEACH

ATKINSON WILLIAM C
114 S 7TH ST
FERNANDINA BEACH, FL 32035-1358

2026

00-00-31-1800-0041-0023



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	12	CEDAR 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	944	100	1993	944	246,848
FOP	60	30	1993	18	4,707
FSP	136	40	2009	54	14,121
FUS	324	100	1993	324	84,723

TOTALS	1,464			1,340	350,399
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0 100	20	15	300.00	SF	43.75	43.75	100	1999

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0003	R-2	40.00	100.00	40.00	FF	1.00

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM
0500	01	1,340	123.0684	204.29	273,749	1909	2000	0	0	128	12.35
1 SFR CUST 100% - 0 Heated Area: 1268 HX Base Yr											
114 S 7TH ST, FERNANDINA BEACH											

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

TOTAL OB/XF											
3,281											

Total Acres: 0.00	Total Land Value: 220,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 350,399											
TOTAL MARKET OB/XF VALUE 3,281											
TOTAL LAND VALUE - MARKET 220,000											
TOTAL MARKET VALUE 573,680											
SOH/AGL Deduction 526,786											
ASSESSED VALUE 46,894											
TOTAL EXEMPTION VALUE HX HB SX 46,894											
BASE TAXABLE VALUE 0											
TOTAL JUST VALUE 573,680											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 367,629											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090049	REPAIR/RRF	8,864	01/15/2009
7863	GARAGE	2,200	08/18/1993
5545	REMODEL	5,000	08/16/1989

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0575/0578	7/27/1989	WD	Q	I		12,000			
GRANTOR: SLOAN STELLA TOOMEY									
GRANTEE: ATKINSON WILLIAM C									
0504/0286	12/01/1986	FS	U	I		100			
GRANTOR:									
GRANTEE:									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W10 FSP=[YR=2009] W17 S8 E17 N8\$ S8 W17 S32 E8											
FOP=[YR=1993] S6 E10 N6 W10\$ E19 N40\$ PTR=E10 S20											
FUS=[YR=1993] E27 S12 W27 N12\$ N20W10\$.											