



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	07	CORK/VTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

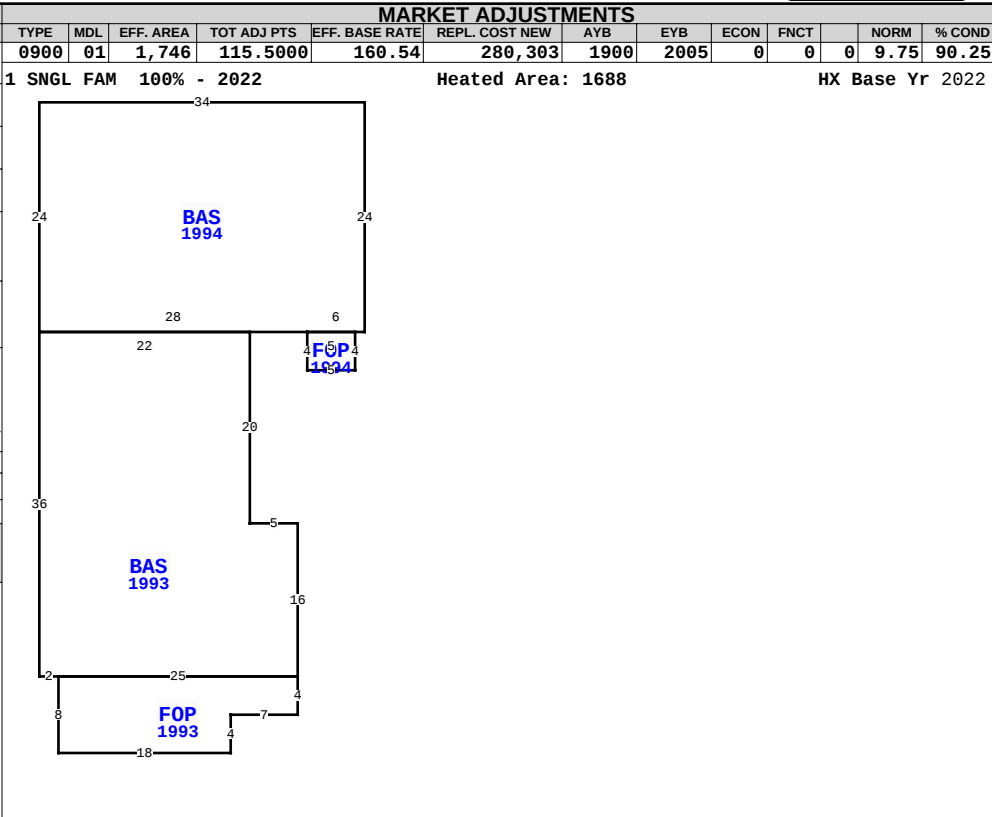
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	872	100	1993	872	126,342
BAS	816	100	1994	816	118,228
FOP	172	30	1993	52	7,534
FOP	20	30	1994	6	869

TOTALS	1,880			1,746	252,973
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0	100	10	8		80.00	SF 30.00
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00
6	1242	WD DECK A	0	100	5	10		50.00	SF 10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	100	0003	R-2	55.00	100.00	55.00

REVIEW DATE	01/01/2023	BY	CD
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307 S 7TH ST A&B, FERNANDINA BEACH	BLD DATE	LGL DATE	05/05/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0940	SHEDS/PORT	0	100	10	8		80.00	SF 30.00	100	1980	1980	3	20	480	
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	1975	1975	3	32	1,120	
6	1242	WD DECK A	0	100	5	10		50.00	SF 10.00	100	1993	1993	3	20	100	

TOTAL OB/XF										1,700						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000800	C	MULTI-FAMILY	100	0003	R-2	55.00	100.00	55.00	FF		1.00	1.00	1.00	5,000.00	5,000.00

Total Acres: 0.00	Total Land Value: 275,000	Market: 0	Agricultural: 0	Common: 275,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		252,973	
TOTAL MARKET OB/XF VALUE		1,700	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		529,673	
SOH/AGL Deduction		208,244	
ASSESSED VALUE		321,429	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		270,018	
TOTAL JUST VALUE		529,673	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		506,461	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160144	MTLROF	9,900	01/21/2016
8167	ADDITION	26,700	02/28/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2505/1881	10/15/2021	WD	Q	I	02	425,000
GRANTOR: BALLARD DONNA A LIVIN						
GRANTEE: FERRAGUT ERIK MICHA						
1904/1750	2/28/2014	WD	U	I	19	89,500
GRANTOR: BALBONI PHILLIP AS BE						
GRANTEE: BALLARD DONNA A TRU						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=1994] W34 S24 BAS=[YR=1993] S36 E2 FOP=[YR=1993] S8 E18 N4 E7 N4 W25 \$ E25 N16 W5 N20 W22 \$ E28 FOP=[YR=1994] S4 E5 N4 W5 \$ E6 N24 \$.						