

BLOCK 128 N1/2 OF LOT 1  
IN OR 1599/1884  
CITY OF FDNA BEACH

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

2026

00-00-31-1800-0128-0011



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 12 | CEDAR 60       |
| Exterior Wall            | 14 | WD SHINGLE 40  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 12 | HARDWOOD 90    |
| Interior Floor           | 15 | HARDTILE 10    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 4  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 3. | 3. 100         |
| Units                    | 0  | 100            |
| BUD\$ 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       | 1,408            | 100         | 1993 | 1,408        | 455,137              |
| DCK       | 37               | 10          | 2006 | 4            | 1,293                |
| FOP       | 140              | 30          | 1993 | 42           | 13,577               |
| FOP       | 120              | 30          | 2010 | 36           | 11,637               |
| FUS       | 640              | 100         | 1993 | 640          | 206,881              |
| FUS       | 1,024            | 100         | 1993 | 1,024        | 331,009              |
| STP       | 55               | 10          | 1993 | 6            | 1,940                |
| STR       | 40               | 10          | 2006 | 4            | 1,293                |

|        |       |  |  |       |           |
|--------|-------|--|--|-------|-----------|
| TOTALS | 3,464 |  |  | 3,164 | 1,022,767 |
|--------|-------|--|--|-------|-----------|

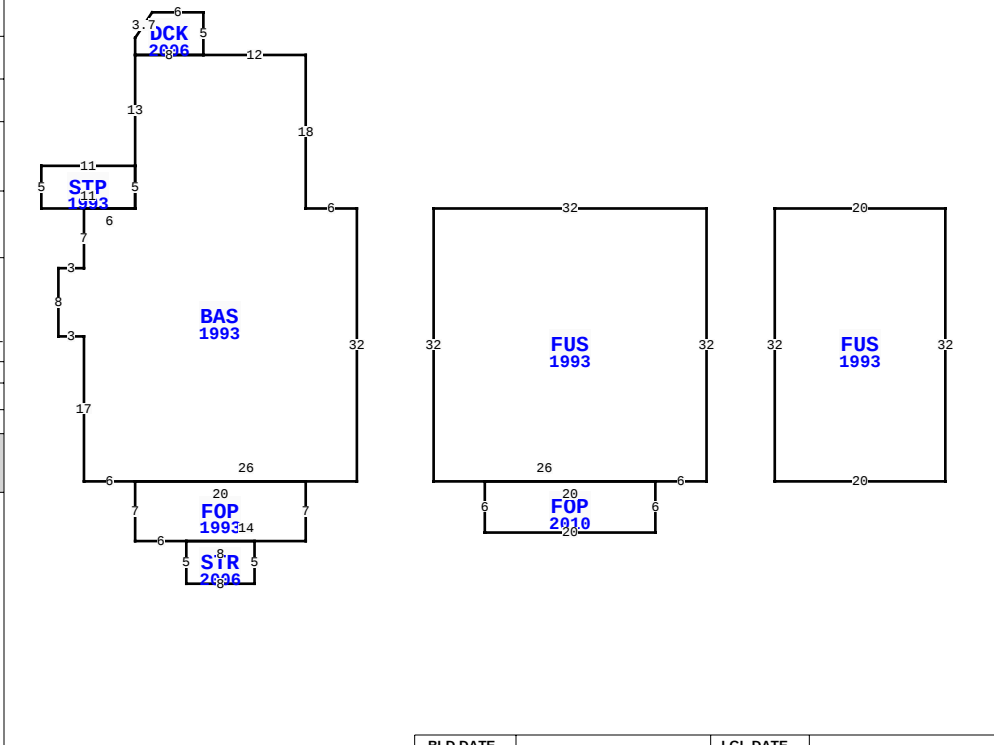
EXTRA FEATURES

| 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 |
|-----|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 2   | 0510       | GARAGE WD-  | 0   | 100 | 35 | 16 | 560.00 | SF | 35.00    | 35.00          | 100       | 2006    | 2006        | 3 | 36     | 7,056           |       |
| 5   | 1076       | TRELLIS A   | 0   | 100 | 10 | 12 | 120.00 | SF | 7.50     | 7.50           | 100       | 2014    | 2014        | 3 | 90     | 810             |       |
| 6   | 0600       | SUMMER KIT  | 0   | 100 | 0  | 0  | 1.00   | UT | 5,000.00 | 5,000.00       | 100       | 2014    | 2014        | 3 | 55     | 2,750           |       |
| 7   | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 2014    | 2014        | 3 | 95     | 3,325           |       |

LAND DESCRIPTION

| 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 | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1   | 000100   | C   | RES                  | 100 | 0003 | R-2      | 50.00 | 100.00 | 50.00       | FF        |     | 1.00     | 1.00   | 1.00    | 5,000.00   | 5,000.00       | 250,000    |                             |      |         |      |     |    |        |

| MARKET ADJUSTMENTS |     |           |             |                   |                |      |                 |      |      |   |       |        |
|--------------------|-----|-----------|-------------|-------------------|----------------|------|-----------------|------|------|---|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB  | EYB             | ECON | FNCT |   | NORM  | % COND |
| 0500               | 12  | 3,164     | 222.5480    | 369.43            | 1,168,877      | 1910 | 2000            | 0    | 0    | 0 | 12.50 | 87.50  |
| 1 SFR CUST         |     |           | 100% - 2010 | Heated Area: 3072 |                |      | HX Base Yr 2010 |      |      |   |       |        |



|                                |          |           |            |     |
|--------------------------------|----------|-----------|------------|-----|
| 302 S 7TH ST, 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 |
|-----|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 2   | 0510       | GARAGE WD-  | 0   | 100 | 35 | 16 | 560.00 | SF | 35.00    | 35.00          | 100       | 2006    | 2006        | 3 | 36     | 7,056           |       |
| 5   | 1076       | TRELLIS A   | 0   | 100 | 10 | 12 | 120.00 | SF | 7.50     | 7.50           | 100       | 2014    | 2014        | 3 | 90     | 810             |       |
| 6   | 0600       | SUMMER KIT  | 0   | 100 | 0  | 0  | 1.00   | UT | 5,000.00 | 5,000.00       | 100       | 2014    | 2014        | 3 | 55     | 2,750           |       |
| 7   | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 2014    | 2014        | 3 | 95     | 3,325           |       |

TOTAL OB/XF 13,941

| 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 | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1   | 000100   | C   | RES                  | 100 | 0003 | R-2      | 50.00 | 100.00 | 50.00       | FF        |     | 1.00     | 1.00   | 1.00    | 5,000.00   | 5,000.00       | 250,000    |                             |      |         |      |     |    |        |

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| VALUATION SUMMARY         |              | STANDARD  |
|---------------------------|--------------|-----------|
| VALUATION BY              | Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE     |              | 1,022,767 |
| TOTAL MARKET OB/XF VALUE  |              | 13,941    |
| TOTAL LAND VALUE - MARKET |              | 250,000   |
| TOTAL MARKET VALUE        |              | 1,286,768 |
| SOH/AGL Deduction         |              | 901,394   |
| ASSESSED VALUE            |              | 385,314   |
| TOTAL EXEMPTION VALUE     | HX HB        | 51,411    |
| BASE TAXABLE VALUE        |              | 333,903   |
| TOTAL JUST VALUE          |              | 1,286,768 |
| NCON VALUE                |              | 0         |
| INCOME VALUE              |              |           |
| PREVIOUS YEAR MKT VALUE   |              | 1,247,116 |

| PERMIT NUM | DESCRIPTION       | AMT    | ISSUED     |
|------------|-------------------|--------|------------|
| 20141766   | SUMKIT            | 7,100  | 08/12/2014 |
| 20120794   | H/AC              | 3,000  | 05/03/2012 |
| 20090264   | PLUMBING REMODEL  | 1,000  | 02/27/2009 |
| 20090265   | REWIRE KITCHEN/BA | 1,800  | 02/27/2009 |
| 20090256   | GAS-3 FIXTURES    | 1,045  | 02/26/2009 |
| 20090230   | INTERIOR REMODEL  | 20,000 | 02/20/2009 |

| SALES DATA                    |            |           |                  |
|-------------------------------|------------|-----------|------------------|
| OFF RECORD Number             | DATE       | TYPE INST | Q / V I / RSN CD |
| 1599/1884                     | 12/31/2008 | WD Q      | I 01             |
| GRANTOR: HUTCHINSON MICHAEL & |            |           |                  |
| GRANTEE: ROLAND BILLY G & DE  |            |           |                  |
| 1474/1092                     | 1/26/2007  | QC Q      | I 01             |
| GRANTOR: HUTCHINSON MICHAEL & |            |           |                  |
| GRANTEE: HUTCHINSON MICHAEL   |            |           |                  |

| BUILDING NOTES                                               |  |  |  |
|--------------------------------------------------------------|--|--|--|
| BUILDING DIMENSIONS                                          |  |  |  |
| BAS=[YR=1993] W12 DCK=[YR=2006] N5 W6 L2 D3 S2 E8\$ W8 S13   |  |  |  |
| STP=[YR=1993] W11 S5 E11 N5\$ S5 W6 S7 W3 S8 E3 S17 E6       |  |  |  |
| FOP=[YR=1993] S7 E6 STR=[YR=2006] S5 E8 N5 W8\$ E14 N7 W20\$ |  |  |  |
| E26 N32 W6 N18\$ PTR=E15S18 FUS=[YR=1993] E32 S32W6          |  |  |  |
| FOP=[YR=2010] S6 W20N6E20\$ W26 N32\$N18 W15\$ PTR=E55S18    |  |  |  |
| FUS=[YR=1993] E20 S32 W20 N32\$ N18W55\$.                    |  |  |  |