BLOCK 128 S1/2 OF LOT 1 &
N25' OF LOT 2
CITY OF FDNA BEACH

WALL STEVEN CHARLES
306 S 7TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0128-0012

BUILDING CHARACTERISTICS

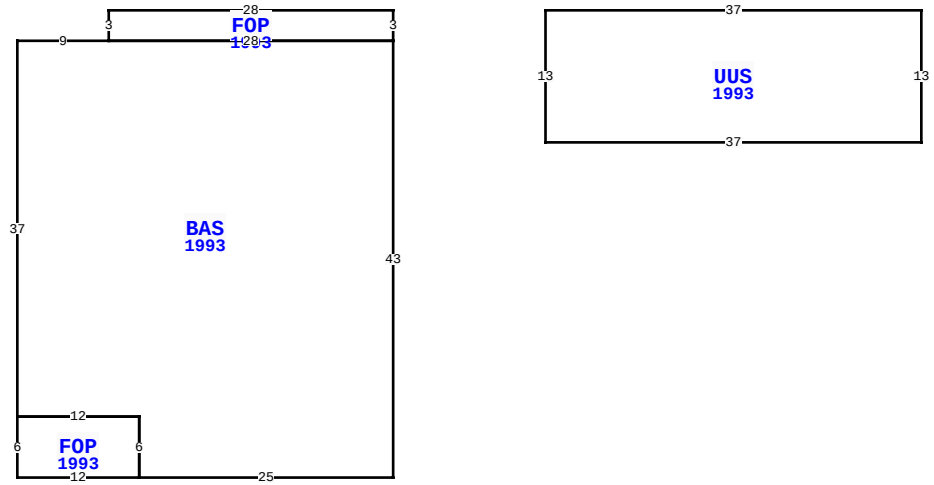
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 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	1,519	100	1993	1,519	243,800
FOP	72	30	1993	22	3,531
FOP	84	30	1993	25	4,012
UUS	481	50	1993	240	38,520
TOTALS	2,156			1,806	289,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,806	146.6250	203.81	368,081	1900	2000	0	0	0	21.25	78.75

1 SNGL FAM 0% - 2026 Heated Area: 1519 HX Base Yr



306 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 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	289,864
TOTAL MARKET OB/XF VALUE	297
TOTAL LAND VALUE - MARKET	375,000
TOTAL MARKET VALUE	665,161
SOH/AGL Deduction	0
ASSESSED VALUE	665,161
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	665,161
TOTAL JUST VALUE	665,161
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	583,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162548	REMODEL	12,000	09/19/2016
BP4038	N/A	2,800	12/16/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2815/158	9/11/2025	WD	Q	I	02	780,000
GRANTOR: PLOVANIC WILLIAM J &						
GRANTEE: WALL STEVEN CHARLES						
2652/12	7/03/2023	WD	Q	I	01	675,000
GRANTOR: THORNTON WILLIAM MARK						
GRANTEE: PLOVANIC WILLIAM J						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W28 S3 BAS=[YR=1993] W9 S37 FOP=[YR=1993] S6 E12 N6 W12 $ E12 S6 E25 N43 W28 $ E28 N3 $ PTR= E15 UUS=[YR=1993] E37 S13 W37 N13 $ 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	0819	CONC 12"	0	0	5	6	30.00	SF	9.50	9.50	100	1965	1965	3	20	57	
3	0940	SHEDS/PORT	0	0	8	5	40.00	SF	30.00	30.00	100	1980	1980	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 297

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	75.00	100.00	75.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	375,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/09/2026 BY SYS