



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	758	100	1993	758	92,141
DCK	84	10	2009	8	973
DCK	217	10	2018	22	2,674
FOP	30	30	2009	9	1,094
FSP	98	40	1993	39	4,741
TOTALS	1,187			836	101,623

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																
0900	01	836	107.6350	149.61	125,074	1946	2000	0	0	0	18.75	81.25																
1 SNGL FAM 0% - 0 Heated Area: 758 HX Base Yr																												
324 S 7TH ST, FERNANDINA BEACH																												
<table><tr><td>BLD DATE</td><td>03/03/2023</td><td>NW</td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td></td><td>LAND DATE</td><td>05/05/2026</td></tr><tr><td>INC DATE</td><td></td><td></td><td>AG DATE</td><td>MLU</td></tr></table>														BLD DATE	03/03/2023	NW	LGL DATE		XF DATE			LAND DATE	05/05/2026	INC DATE			AG DATE	MLU
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XF DATE			LAND DATE	05/05/2026																								
INC DATE			AG DATE	MLU																								

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	0510	GARAGE WD-	0	0	12	26			312.00	SF	35.00				2,184	

EXTRA FEATURES													
TOTAL OB/XF 2,184													

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
1	000100	C	RES	0	0003	R-2	75.00	100.00	75.00	FF		1.00	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	5,000.00	5,000.00	375,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		101,623	
TOTAL MARKET OB/XF VALUE		2,184	
TOTAL LAND VALUE - MARKET		375,000	
TOTAL MARKET VALUE		478,807	
SOH/AGL Deduction		99,566	
ASSESSED VALUE		379,241	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		379,241	
TOTAL JUST VALUE		478,807	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		456,373	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180266	DECK	2,000	01/24/2018
20090489	HARDIBOARD ON GAR	900	04/21/2009
20033726	REMODEL PORCHES	5,000	08/21/2003
7945	REPAIR/RRF	1,750	10/18/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2638/1639	5/10/2023	WD U	I	I	11	100	
GRANTOR: ANDERSON LYNNE							
GRANTEE: ANDERSON LYNNE C TR							
2119/1813	5/10/2017	WD U	I	I	37	105,000	
GRANTOR: YAKABOW ALUN L & GEOR							
GRANTEE: ANDERSON LYNNE							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W5 DCK=[YR=2018] N13 W19 S13 E5 FOP=[YR=2009] E6 N5 W6 S5\$ N5 E6 S5 E8\$ W8 N5 W6 S5 W7 S28 FSP=[YR=1993] S7 E14 DCK=[YR=2009] E12N7 W12S7\$N7W14\$ E26 N28\$.													