BLOCK 128 N1/2 OF 4
IN OR 930/923
CITY OF FDNA BEACH

ANDERSON LYNNE C TRUST/ANDERSON LYNNE C TRUSTEE
326 S 7TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0128-0041

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		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	03	Quality Level 03

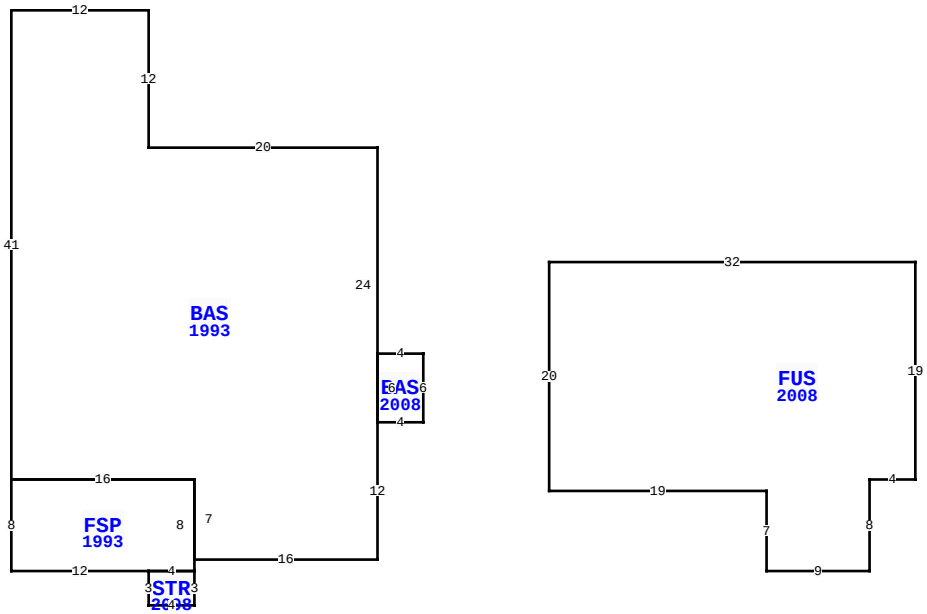
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,184	100	1993	1,184	165,118
BAS	24	100	2008	24	3,347
FSP	128	40	1993	51	7,112
FUS	699	100	2008	699	97,481
STR	12	10	2008	1	139
TOTALS	2,047			1,959	273,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,959	114.6600	159.38	312,225	1930	2000	0	0	0	12.50	87.50

1 SNGL FAM 100% - 2001 Heated Area: 1907 HX Base Yr 2001



326 S 7TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		355,839
TOTAL MARKET OB/XF VALUE		1,900
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		607,739
SOH/AGL Deduction		386,446
ASSESSED VALUE		221,293
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		169,882
TOTAL JUST VALUE		607,739
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		592,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071868	ELECT. FOR ADDITI	1,500	10/08/2007
20071656	PLUMBING ADDITION	1,500	09/04/2007
20071534	MAKE ATTIC INTO F	15,000	08/17/2007
20060640	REMODEL	1,100	03/30/2006
20060607	REMODEL	1,150	03/23/2006
20060564	REMODEL	6,500	03/16/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2638/1636	5/10/2023	WD	U	I	11	100
GRANTOR: ANDERSON LYNNE C						
GRANTEE: ANDERSON LYNNE C TR						
0930/0923	5/02/2000	WD	U	I		137,000
GRANTOR: MCCULLY MARION R						
GRANTEE: ANDERSON LYNNE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 N12 W12 S41 FSP=[YR=1993] S8 E12
STR=[YR=2008] S3E4N3 W4$ E4 N8 W16 $ E16 S7E16 N12
BAS=[YR=2008] E4 N6 W4 S6 $ N24 $ PTR=E15S10 FUS=[YR=2008]
S20 E19S7E9 N8E4N19W32$ N10W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1930	1930	3	20	700	
2	1242	WD DECK A	0	100	0	0	309.00	SF	10.00	10.00	100	2002	2002	3	20	618	
3	1242	WD DECK A	0	100	4	8	32.00	SF	10.00	10.00	100	2002	2002	3	20	64	
4	1241	WD DECK G	0	100	0	0	100.00	UT	17.25	17.25	100	2004	2004	3	30	518	

LAND DESCRIPTION

TOTAL OB/XF 1,900

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	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							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS

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Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

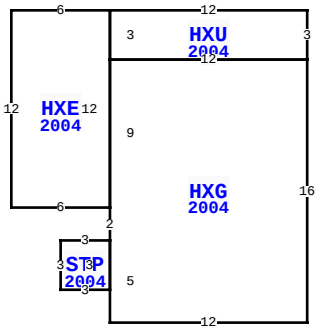
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

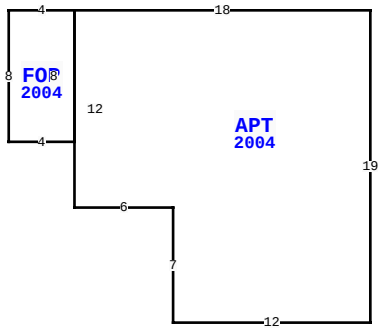
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	300	100	2004	300	50,086
FOP	32	30	2004	10	1,669
HXE	72	80	2004	58	9,683
HXG	192	55	2004	106	17,697
HXU	36	55	2004	20	3,339
STP	9	10	2004	1	167
TOTALS	641			495	82,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	495	134.2000	186.54	92,337	2004	2004	0	0	0	10.50	89.50

2 SNGL FAM 100% - 2001 Heated Area: 358 HX Base Yr 2001





326 S 7TH ST, FERNANDINA BEACH

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TOTAL JUST VALUE		607,739
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		592,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060438	H/AC	4,000	03/02/2006
20053181	REMODEL	25,000	12/14/2005
20033047	XFOB	2,000	05/03/2003
20032328	H/AC	3,000	01/13/2003
20032363	NEW CONSTR	2,000	01/06/2003
20022018	NEW CONSTR	3,000	11/25/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2638/1636	5/10/2023	WD	U	I	11	100
GRANTOR: ANDERSON LYNNE C						
GRANTEE: ANDERSON LYNNE C TR						
0930/0923	5/02/2000	WD	U	I		137,000
GRANTOR: MCCULLY MARION R						
GRANTEE: ANDERSON LYNNE C						

BUILDING NOTES

BUILDING DIMENSIONS

HXU=[YR=2004] W12 HXE=[YR=2004] W6 S12 E6 HXG=[YR=2004] S2 STP=[YR=2004] W3 S3 E3 N3 $ S5 E12 N16 W12 S9$ N12$ S3 E12 N3$ PTR=E15 FOP=[YR=2004] E4 APT=[YR=2004] E18 S19 W12 N7 W6 N12$ S8 W4 N8$ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS