BLOCK 135 LOT S 42 FT OF 1 &
THE NORTHERLY 4 FT OF LOT 2
IN OR 2253/1236

HAMILTON EMILY BUTLER TRUST/HAMILTON EMILY BUTLER
404 S 7TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0135-0012

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

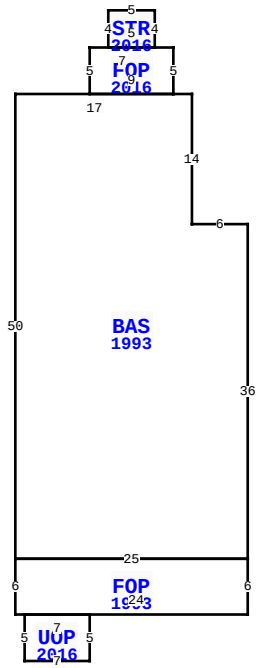
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,166	100	1993	1,166	305,741
FOP	150	30	1993	45	11,800
FOP	45	30	2016	14	3,671
STR	20	10	2016	2	524
UOP	35	20	2016	7	1,836
TOTALS	1,416			1,234	323,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,234	179.5015	297.97	367,695	1910	2000	0	0	0	12.00	88.00

1 SFR CUST 100% - 2023 Heated Area: 1166 HX Base Yr 2023



404 S 7TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		323,572
TOTAL MARKET OB/XF VALUE		750
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		534,322
SOH/AGL Deduction		62,040
ASSESSED VALUE		472,282
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		420,871
TOTAL JUST VALUE		534,322
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		493,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211004	ADDITION	0	02/18/2021
20161321	PAVERS	5,000	05/10/2016
20101423	H/AC	4,800	08/25/2010
20011217	H/AC	0	05/29/2001
983661	ELEC.REPAIR	0	05/04/1998
4986	REMODEL	1,600	08/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2253/1236	2/06/2019	WD	U	I	11	100
GRANTOR: MILLS EMILY BUTLER						
GRANTEE: HAMILTON EMILY BUTL						
2121/0256	5/17/2017	WD	Q	I	01	315,000
GRANTOR: COE STEPHEN & CONNIE						
GRANTEE: MILLS EMILY BUTLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 FOP=[YR=2016] N5 W2 STR=[YR=2016] N4 W5 S4 E5$ W7 S5 E9$ W17 S50 FOP=[YR=1993] S6 E1 UOP=[YR=2016] S5 E7 N5 W7$ E24 N6 W25 $ E25 N36 W6 N14$.

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	0350	CARPORT WD	0	100	15	10	150.00	SF	13.00	13.00	100	1990	1990	3	20	390	
5	0940	SHEDS/PORT	0	100	6	10	60.00	SF	30.00	30.00	100	1990	1990	3	20	360	

LAND DESCRIPTION

TOTAL OB/XF 750

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	42.00	100.00	42.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	210,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 07/09/2026 BY SYS