BLOCK 135 LOT S 20 FT OF 3 &
N40 FT OF 4
IN OR 1174/1419

KERN ELIZABETH B
426 S 7TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0135-0032

BUILDING CHARACTERISTICS

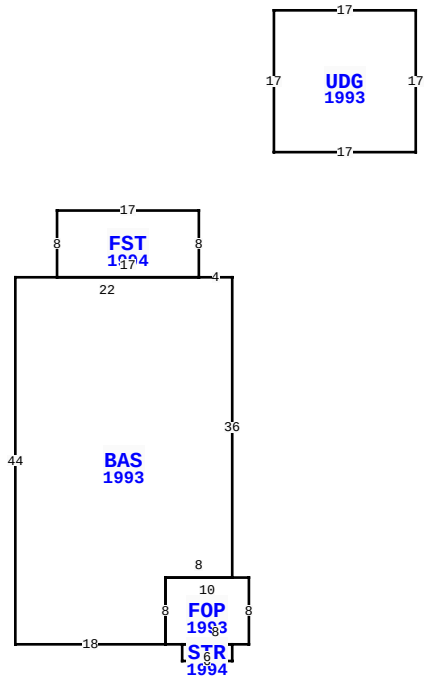
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	07	ASB SHNGLE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	1,080	100	1993	1,080	140,896
FOP	80	30	1993	24	3,131
FST	136	55	1994	75	9,784
STR	12	10	1994	1	130
UDG	289	55	1993	159	20,743
TOTALS	1,597			1,339	174,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,339	111.0720	154.39	206,728	1947	2000	0	0	0	15.50	84.50

1 SNGL FAM 100% - 2004 Heated Area: 1080 HX Base Yr 2004



426 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		174,685
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		270,000
TOTAL MARKET VALUE		445,385
SOH/AGL Deduction		252,747
ASSESSED VALUE		192,638
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		141,227
TOTAL JUST VALUE		445,385
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122227	ELECT.REMODEL	800	10/31/2012
20122186	REMOVE OLD & REPL	875	10/23/2012
20122163	BATH REMODELING	4,500	10/19/2012
20112254	METAL ROOF	7,000	12/20/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1174/1419	9/24/2003	WD	Q	I		164,500
GRANTOR: BUTLER PAUL A & BRYAN						
GRANTEE: KERN ELIZABETH B						
0640/1058	11/08/1991	WD	Q	I		30,600
GRANTOR: SAPP JOHN & GEORGE						
GRANTEE: BUTLER & BURLINGAME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 FST=[YR=1994] N8W17S8E17$ W22 S44 E18
FOP=[YR=1993] E2 STR=[YR=1994] S2E6N2W6$ E8 N8 W10 S8 $ N8 E8
N36$ PTR=E5N15 UDG=[YR=1993] E17 N17 W17S17$W5S15$.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1947	1947	3	20	700	

LAND DESCRIPTION

TOTAL OB/XF 700

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	60.00	100.00	60.00	FF		1.00	1.00	0.90	5,000.00	4,500.00	270,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 07/09/2026 BY SYS