

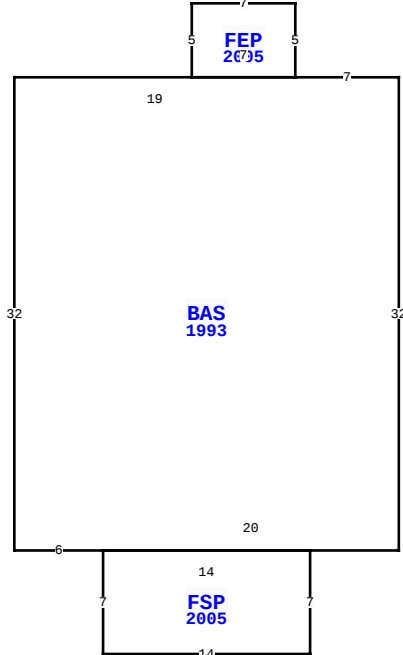


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	832	100	1993	832	65,607
FEP	35	80	2005	28	2,208
FSP	98	40	2005	39	3,075
TOTALS	965			899	70,891

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	899	100.1376	105.14	94,521	1945	1990	0	0	25.00	75.00
1 SINGLE FAM			100% - 1998	Heated Area: 832			HX Base Yr 1998				



NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		124,726	
TOTAL MARKET OB/XF VALUE		191	
TOTAL LAND VALUE - MARKET		212,500	
TOTAL MARKET VALUE		337,417	
SOH/AGL Deduction		223,038	
ASSESSED VALUE		114,379	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		62,968	
TOTAL JUST VALUE		337,417	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		345,221	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112168	H/AC	3,800	12/07/2011
20071443	2 GAS PIPING FIXT	600	08/06/2007
20052895	REROOF W/30YR SHN	6,000	10/20/2005
8189	REPAIR/RRF	2,000	03/10/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2516/1582	11/18/2021	LE U	I	I	11	100
GRANTOR: SMITH SELENA J						
GRANTEE: MCCREARY RUBY L						
0801/1627	8/01/1997	WD Q	I			75,000
GRANTOR: BARNETT BANK						
GRANTEE: SMITH SELENA J						

EXTRA FEATURES														
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
5	1241	WD DECK G	0 0	13 4	52.00	UT	11.50	11.50	100	2005	2005	3	32	191

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025
INC DATE		AG DATE	MLU

519 S 7TH ST A&B, FERNANDINA BEACH

BUILDING NOTES														
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BUILDING DIMENSIONS
BAS=[YR=1993] W7 FEP=[YR=2005] N5 W7 S5 E7 \$ W19 S32 E6
FSP=[YR=2005] S7 E14 N7 W14 \$ E20 N32 \$.

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	TOT ADJ
1	000800	C	MULTI-FAMILY	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00

[illegible]