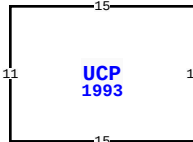
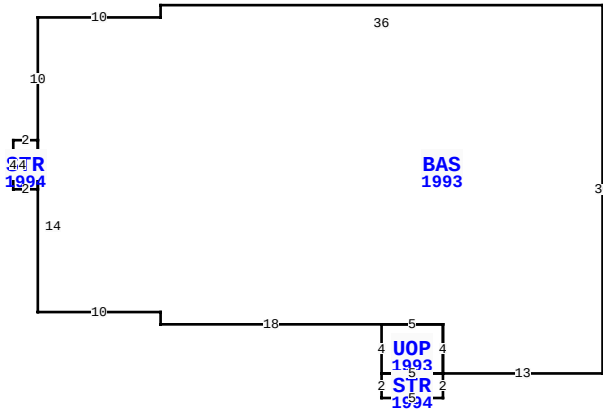


HADDOCK RAYMOND LARRY JR
506 S 7TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0141-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
Exterior Wall		07	ASB SHNGLE 100		0100	01	1,267	95.6800		100.46	127,283	1949	1990		0	0	25.00	75.00	VALUATION BY					STANDARD						
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM				100% - 2020				Heated Area: 1228				HX Base Yr 2020				Tax Group: 2					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE					95,462					
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					3,433					
Interior Floo		14	CARPET 80																	TOTAL LAND VALUE - MARKET					510,000					
Interior Floo		08	SHT VINYL 20																	TOTAL MARKET VALUE					608,895					
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					306,574					
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE					302,321																				
Bedrooms			3 100		TOTAL EXEMPTION VALUE					HX HB					51,411															
Bathrooms			1 100		BASE TAXABLE VALUE										250,910															
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE										608,895															
Stories		1.	1. 100		NCON VALUE										0															
Units		0	0 100		INCOME VALUE																									
BUD8 Adjustme		02	DIST FB 100		PREVIOUS YEAR MKT VALUE										605,177															
Occupancy		00	NONE 100																											
Quality		03	Quality Level 03																											
DOR CODE		0100	SINGLE 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	1,228	100	1993	1,228	92,524																									
STR	8	10	1994	1	75																									
STR	10	10	1994	1	75																									
UCP	165	20	1993	33	2,486																									
UOP	20	20	1993	4	302																									
TOTALS		1,431			1,267	95,462	506 S 7TH ST, FERNANDINA BEACH										BLD DATE				LGL DATE		05/22/2025		MLU					
EXTRA FEATURES						XF DATE				LAND DATE																				
						INC DATE				AG DATE																				
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	0511	GARAGE CB-	0	100	20	18		360.00	SF 32.00		32.00	100	1960	1960	3	20	2,304													
3	0510	GARAGE WD-	0	100	24	12		288.00	SF 19.60		19.60	100	1995	1995	3	20	1,129													
TOTAL OB/XF 3,433																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	R-2	150.00	100.00	150.00	FF		1.00	1.00	0.80	4,250.00	3,400.00	510,000													
REVIEW DATE 04/22/2024 BY KBA Total Acres: 0.00 Total Land Value: 510,000 Market: 0 Agricultural: 0 Common: 510,000 PRINTED 07/09/2026 BY SYS																														