

CATER DAWN M
PO BOX 8765
WARWICK, RI 02888

00-00-31-1800-0152-0290

BUILDING CHARACTERISTICS

ELEMENTCD05 AVERAGE 10003 GABLE/HIP 10003 COMP SHNGL 10004 PLYWOOD 10014 CARPET 8008 SHT VINYL 2003 CENTRAL 10004 AIR DUCTED 1003 1002 10002 WOOD FRAME 1001. 1. 1000 10002 DIST FB 10000 NONE 100Quality02 Quality Level 02DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA01NEIGHBORHOOD/LOC1001.00AREATOTALPCTYEARTOT ADJSUBAREATYPEGROSSOFBASEAREAMARKETVALUEBAS1,00010019931,00099,473FGR32555199317917,805FOP153019934398TOTALS1,3401,183117,676

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0100011,183112.7840118.42140,0911981199000016.0084.001 SINGLE FAM0% - 0Heated Area: 1000HX Base Yr

BAS1993FGR1993FOP1993

NASSAU COUNTY PROPERTY

PAGE 1 of 12

VALUATION BYSTANDARDTax Group: 2Tax Dist:BUILDING MARKET VALUE117,676TOTAL MARKET OB/XF VALUE0TOTAL LAND VALUE - MARKET212,500TOTAL MARKET VALUE330,176SOH/AGL Deduction105,444ASSESSED VALUE224,732TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE224,732TOTAL JUST VALUE330,176NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE326,013

PERMIT NUMDESCRIPTIONAMTISSUED

SALES DATAOFF RECORDNumberDATETYPEINSTQUVIRSNCD SALE PRICE2216/11957/31/2018QCUII11100GRANTOR: ALLEN LAMONT T & DAWNGRANTEE: CATER DAWN M1230/03815/13/2004WDQII124,500GRANTOR: COOK JASON J & JAN RGRANTEE: ALLEN LAMONT T & DA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S40 E25 FGR=[YR=1993] E13 N25 W8FOP=[YR=1993] N3 W5 S3 E5 \$ W5 S25\$ N40\$.

EXTRA FEATURES

707 S 7TH ST, FERNANDINA BEACHBLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/22/2025MLU

LNOBXFCODEDESCRIPTIONBLDCAPLWUNITSUAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOBXF MKT VALUENOTES

LAND DESCRIPTIONTOTAL OB/XF0LNUSECODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSDITDPHT FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES00006R-250.00100.0050.00FF1.001.001.004,250.004,250.00212,500

REVIEW DATE06/26/2024BYDJTotal Acres: 0.00Total Land Value: 212,500Market: 0Agricultural: 0Common: 212,500PRINTED 07/09/2026 BY SYS