

BALLARD DONNA A LVG TRUST/BALLARD DONNA A TRUSTEE
816 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

00-00-31-1800-0156-0250

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo08SHT VINYL 60

Interior Floo14CARPET 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms23100

Bathrooms22100

Frame02WOOD FRAME 100

Stories Units1.1. 100
0 100

Occupancy00NONE 100

TOTALS1,045965106,540

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

21243WD DECK F0041144.00SF8.008.001002007200732484

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

010001965114.9120120.66116,437200720070008.5091.50

SINGLE FAM0%-0Heated Area: 931HX Base Yr

BLD DATEXF DATEINC DATE

707 S 11TH ST, FERNANDINA BEACH

LGL DATELAND DATEAG DATE

05/07/2025MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE106,540

TOTAL MARKET OB/XF VALUE84

TOTAL LAND VALUE - MARKET67,500

TOTAL MARKET VALUE174,124

SOH/AGL Deduction14,389

ASSESSED VALUE159,735

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE159,735

TOTAL JUST VALUE174,124

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE172,952

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCD SALE PRICE

1918/04922/20/2014WDUUI11100

GRANTOR: BALLARD DONNA A

GRANTEE: BALLARD DONNA A TRU

1805/03067/27/2012WDUUI1246,500

GRANTOR: AMERIS BANK

GRANTEE: BALLARD DONNA A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W19S49 FOP=[YR=2007] S6E19 N6W19\$ E19 N49\$.

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES00006R-225.00100.0025.00FF1.001.001.002,700.002,700.0067,500

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 67,500Market: 0Agricultural: 0Common: 67,500PRINTED 07/09/2026 BY SYS