



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

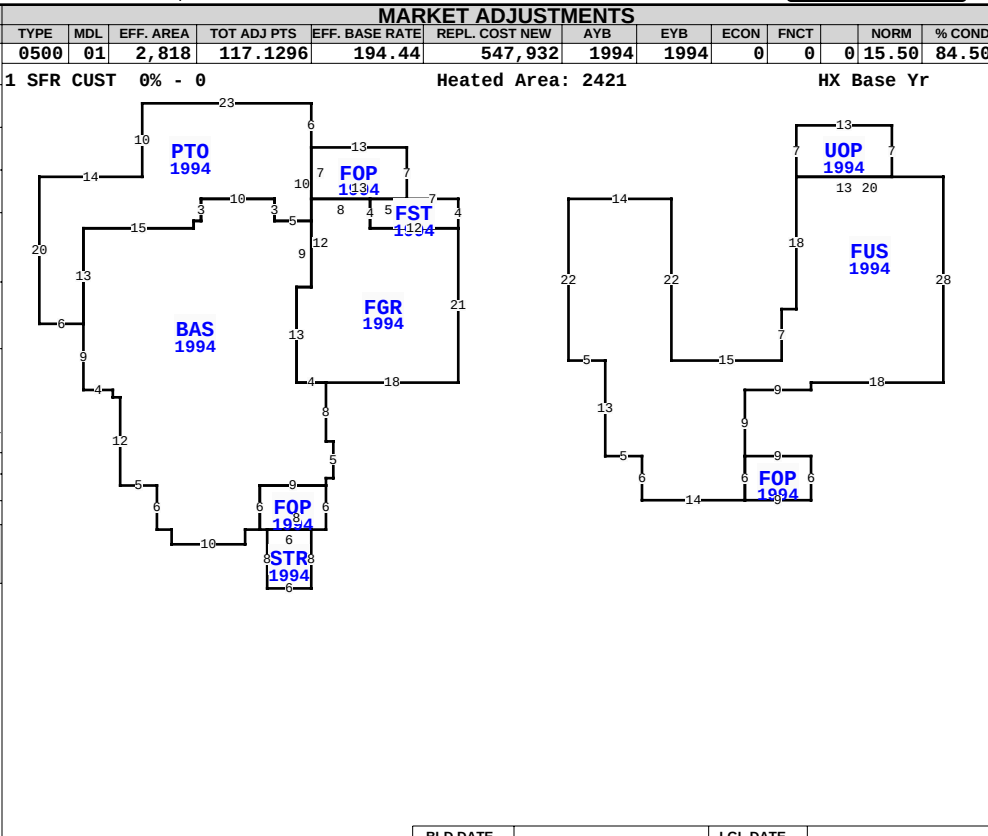
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,178	100	1994	1,178	193,547
FGR	478	55	1994	263	43,212
FOP	54	30	1994	16	2,629
FOP	54	30	1994	16	2,629
FOP	91	30	1994	27	4,436
FST	48	55	1994	26	4,271
FUS	1,243	100	1994	1,243	204,227
PTO	521	5	1994	26	4,271
STR	48	10	1994	5	821
UOP	91	20	1994	18	2,958
TOTALS	3,806			2,818	463,003

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	72	1,440	
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LAND DESCRIPTION		
L N	USE CODE	CLS
1	000140	C



7 ROYAL TERN RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ROYAL TENI RD, FERNANDINA BEACH				INC DATE				AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	2,000.00	2,000.00	100	1994	1994	3	72	1,440	

TOTAL OB/XF			1,440												
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	UNIT PRICE
1	000140	C	RES GOLF	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE		463,003			
TOTAL MARKET OB/XF VALUE		1,440			
TOTAL LAND VALUE - MARKET		700,000			
TOTAL MARKET VALUE		1,164,443			
SOH/AGL Deduction		132,679			
ASSESSED VALUE		1,031,764			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		1,031,764			
TOTAL JUST VALUE		1,164,443			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		1,147,973			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B00520	NEW CONSTR	163,700	09/01/1993
8337	NEW CONSTR	156,000	08/27/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2652/1584	6/29/2023	QC	U	I	11
GRANTOR: MARTINEZ MARIA & ANGE					
GRANTEE: MARTINEZ ANGEL A &					
2514/0247	11/12/2021	WD	Q	I	01
GRANTOR: SELLARS PRUDENCE C					
GRANTEE: MARTINEZ MARIA & AN					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=1994] W7 FOP=[YR=1994] N7 W13 PTO=[YR=1994] N6 W23 S10 W14 S20 E6 BAS=[YR=1994] S9 E4 S1 E1 S12 E5 S6 E2 S2 E10 N2 E2 FOP=[YR=1994] E1 STR=[YR=1994] S8 E6 N8 W6\$ E8 N6 W9 S6 \$ N6 E9 N1 E1 N5 W1 N8 FGR=[YR=1994] E18 N21 W12 N4 W8 S12 W2 S13 E4 \$ W4 N13 E2 N9 W5 N3 W10 S3 W1 S1 W15 S13 \$ N13 E15 N1 E1 N3 E10 S3 E5 N10 \$ S7 E13 \$ W5 S4 E12 N4 \$ PTR= E15 FUS=[YR=1994] E14 S22 E15 N7 E2 N18 UOP=[YR=1994] N7 E13 S7 W13 \$ E20 S28 W18 S1 W9 S9 FOP=[YR=1994] E9 S6 W9 N6 \$ S6 W14 N6 W5 N13 W5 N22 \$ W15 \$.									