

BLOCK 141 LOTS 1 & N1/2 OF 2
IN OR 2026/1372
CITY OF FDNA BEACH

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

2023

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	86.35	109,405	1949	1990	0	0	0	23.50	76.50	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2020														Heated Area: 1228											
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2020											
Interior Wall	05	DRYWALL 100																										
Interior Floo	14	CARPET 80																										
Interior Floo	08	SHT VINYL 20																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		3 100																										
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			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	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,228	100	1,228	81,119																								
STR	8	10	1	66																								
STR	10	10	1	66																								
UCP	165	20	33	2,180																								
UOP	20	20	4	264																								
TOTALS			1,431	1,267 83,695																								
EXTRA FEATURES			506 S 7TH ST, FERNANDINA BEACH																									
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													
2	0810	CONCRETE A	0 100	29	4	168.00	SF	6.50	6.50	100	1964	1964	3	20	218													
3	0510	GARAGE WD-	0 100	24	12	288.00	SF	19.60	19.60	100	1995	1995	3	24	1,355													
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000100	C	SFR	100	0006	MU-8	150.00	100.00	150.00	FF		1.00	1.00	0.80	4,000.00	3,200.00	480,000											
REVIEW DATE 09/12/2018 BY DJX Total Acres: 0.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 08/02/2023 BY SYS																												