BLOCK 160 LOT 3 & N 20FT OF
LOT 4
CITY OF FDNA BEACH

DEVLIN SAVITA K
810 S 7TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0160-0030

BUILDING CHARACTERISTICS

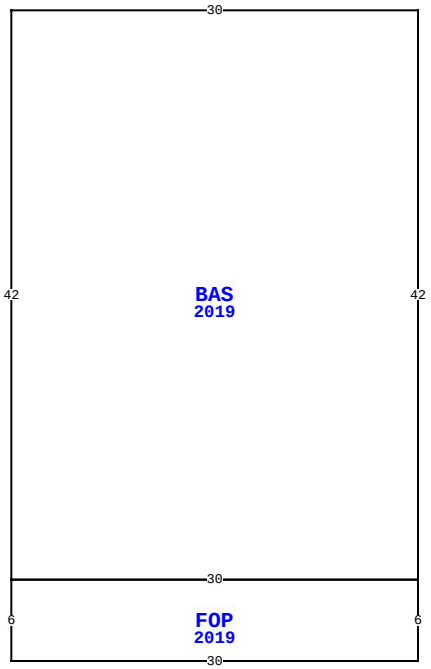
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	1,260	100	1,260	289,410
FOP	180	30	54	12,404
TOTALS	1,440		1,314	301,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,314	162.8141	232.01	304,861	2019	2019	0	0	0	1.00	99.00

1 SFR CUST – 0% - 0 Heated Area: 1260 HX Base Yr



810 S 7TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	301,812
TOTAL MARKET OB/XF VALUE	13,982
TOTAL LAND VALUE - MARKET	131,250
TOTAL MARKET VALUE	447,044
SOH/AGL Deduction	101,547
ASSESSED VALUE	345,497
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	345,497
TOTAL JUST VALUE	447,044
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190093	NEW CONSTR	0	01/25/2019
20182964	DEMOLITION	6,850	08/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/1133	1/04/2023	WD	Q	I	01	560,000
GRANTOR: DEAL DELA						
GRANTEE: DEVLIN SAVITA K						
2483/1751	7/08/2021	QC	U	I	11	100
GRANTOR: COARSEY AUSTIN						
GRANTEE: DEAL DELA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 S42 FOP=[YR=2019] S6 E30 N6 W30$ E30 N42$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	0	0	0	664.00	SF	6.50	6.50	100	2019	2019	3	99	4,273	
2	0462	ST/AL FNC	0	0	0	0	1,044.00	SF	10.00	10.00	100	2019	2019	3	93	9,709	

LAND DESCRIPTION

TOTAL OB/XF 13,982

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	SFR	0	0006	MU-8	37.00	100.00	3,750.00	SF		1.00	1.00	1.00	35.00	35.00	131,250							

REVIEW DATE 03/28/2022 BY DC Total Acres: 0.00 Total Land Value: 131,250 Market: 0 Agricultural: 0 Common: 131,250 PRINTED 08/02/2023 BY SYS