BLOCK 160 LOTS 5 6 & S 5FT OF
LOT 4
CITY OF FDNA BEACH

CLARK DOUGLAS L & MARGARET M
816 S 7TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0160-0060

BUILDING CHARACTERISTICS

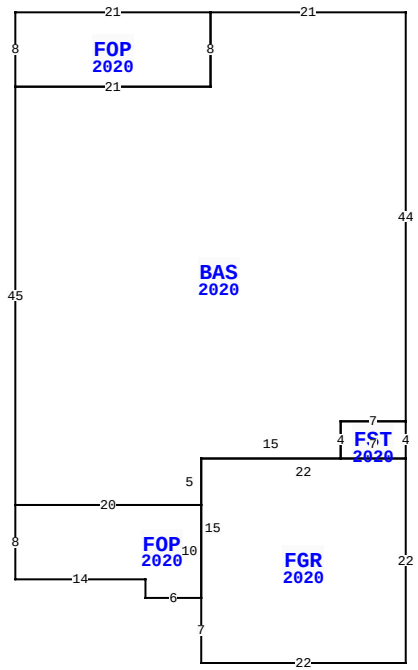
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
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	1,920	100	1,920	260,350
FGR	484	55	266	36,069
FOP	168	30	50	6,780
FOP	172	30	52	7,052
FST	28	55	15	2,034
TOTALS	2,772		2,303	312,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,303	114.7580	136.28	313,853	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 1920 HX Base Yr 2021



816 S 7TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		312,284
TOTAL MARKET OB/XF VALUE		8,163
TOTAL LAND VALUE - MARKET		262,500
TOTAL MARKET VALUE		582,947
SOH/AGL Deduction		210,006
ASSESSED VALUE		372,941
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		322,941
TOTAL JUST VALUE		582,947
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190685	NEW CONSTR	0	01/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2417/0795	12/09/2020	WD	Q	I	01	415,000
GRANTOR: IRON HORSE REALTY LLC						
GRANTEE: CLARK DOUGLAS L & M						
2223/0707	9/14/2018	WD	Q	V	01	35,000
GRANTOR: WILLIAMS VALERIE F						
GRANTEE: IRON HORSE REALTY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W21 FOP=[YR=2020] W21 S8 E21 N8 $ S8 W21 S45
FOP=[YR=2020] S8 E14 S2 E6 FGR=[YR=2020] S7 E22 N22
FST=[YR=2020] N4 W7 S4 E7 $ W22 S15 $ N10 W20 $ E20 N5 E15
N4 E7 N44 $.

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	100	0	0	730.00	SF	6.50	6.50	100	2020	2020	3	99	4,698	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 8,163

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	100		MU-8	75.00	100.00	7,500.00	SF		1.00	1.00	1.00	35.00	35.00	262,500							

REVIEW DATE 03/28/2022 BY DC Total Acres: 0.00 Total Land Value: 262,500 Market: 0 Agricultural: 0 Common: 262,500 PRINTED 08/02/2023 BY SYS