BLOCK 166 LOT 15
CITY OF FDNA BEACH

AMBROSE MALLORY C
928 S 7TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0166-0150

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

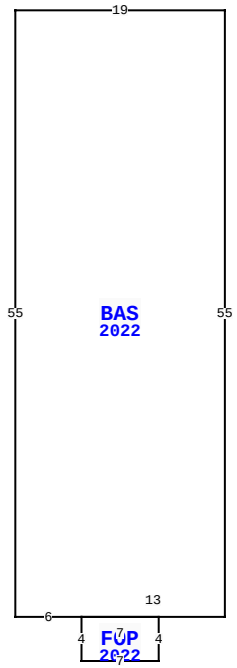
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,045	100	1,045	205,729
FOP	28	30	8	1,575
TOTALS	1,073		1,053	207,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,053	165.7840	196.87	207,304	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 1045 HX Base Yr 2023



928 S 7TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		207,304
TOTAL MARKET OB/XF VALUE		2,844
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		285,148
SOH/AGL Deduction		0
ASSESSED VALUE		285,148
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		235,148
TOTAL JUST VALUE		285,148
NCON VALUE		210,206
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		43,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211569	NEW CONSTR	0	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2558/0758	4/26/2022	WD	Q	I	01	399,000
GRANTOR: HEWETT DAVE H & GLEND						
GRANTEE: AMBROSE MALLORY C						
2454/1295	4/21/2021	QC	U	V	11	100
GRANTOR: SIMMONS 9 LLC						
GRANTEE: HEWETT DAVE H & GLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W19 S55 E6 FOP=[YR=2022] S4 E7 N4 W7$ E13 N55$.

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	0855	CONC PAVER	0	100	0	0	120.00	SF	10.00	10.00	100	2022	2022	3	100	1,200	
2	0476	VF 6 SBPL	0	100	0	0	42.00	LF	32.00	32.00	100	2022	2022	3	100	1,344	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,844

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	0006	MU-8	25.00	100.00	2,500.00	SF		1.00	1.00	1.00	30.00	30.00	75,000							

REVIEW DATE 05/10/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS