BLOCK 295 LOT 25
CITY OF FDNA BEACH

PAJEVIC BREANNA
917 S 7TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0295-0250

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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

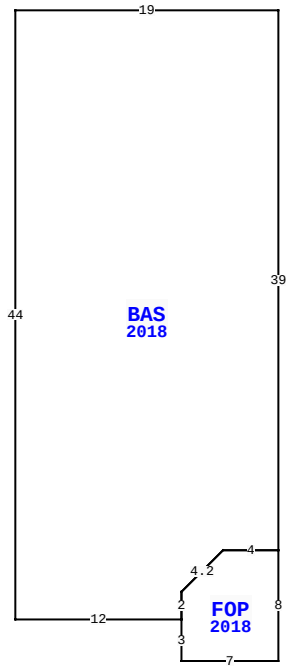
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	806	100	806	125,485
FOP	52	30	16	2,491
TOTALS	858		822	127,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	822	133.1000	158.06	129,925	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2022 Heated Area: 806 HX Base Yr 2022



917 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		127,976
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		202,976
SOH/AGL Deduction		25,511
ASSESSED VALUE		177,465
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		127,465
TOTAL JUST VALUE		202,976
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173812	CO ISSUED	0	07/12/2018
20173812	NEW CONSTR	92,906	12/05/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2519/1803	12/08/2021	WD	Q	I	01	195,900

GRANTOR: NASSAU HABITAT FOR HU
GRANTEE: PAJEVIC BREANNA

2351/0897	4/02/2020	WD	U	I	17	3,100

GRANTOR: CARDENAS RENDA
GRANTEE: NASSAU HABITAT FOR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W19 S44 E12 FOP=[YR=2018] S3 E7 N8 W4 D3 L3 S2$ N2 U3 R3 E4 N39$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	100	0006	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	75,000							

REVIEW DATE 11/08/2018 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS