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

2024

00-00-31-1800-0141-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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

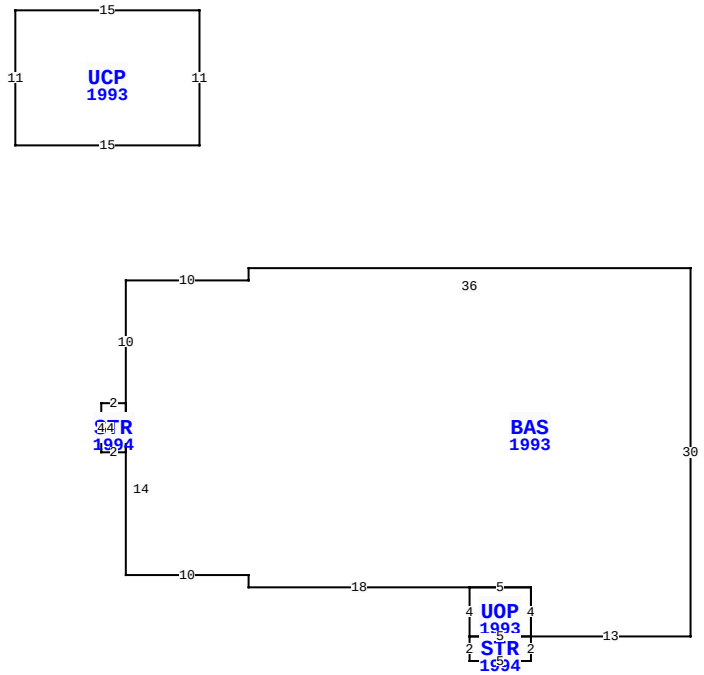
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,228	100	1,228	84,835
STR	8	10	1	69
STR	10	10	1	69
UCP	165	20	33	2,280
UOP	20	20	4	277
TOTALS	1,431		1,267	87,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,267	95.6800	90.90	115,170	1949	1990	0	0	0	24.00	76.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1228 HX Base Yr 2020



506 S 7TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		87,529
TOTAL MARKET OB/XF VALUE		3,820
TOTAL LAND VALUE - MARKET		480,000
TOTAL MARKET VALUE		571,349
SOH/AGL Deduction		285,272
ASSESSED VALUE		286,077
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		236,077
TOTAL JUST VALUE		571,349
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		567,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111061	RE-ROOF W 30YR SH	5,490	06/28/2011
9084	REPAIR/RRF	1,200	05/18/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2026/1372	1/17/2003	WD	U	I	11	100

GRANTOR: HADDOCK RAYMOND W & C

GRANTEE: HADDOCK RAYMOND LAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S1 W10 S10 STR=[YR=1994] W2S4E2N4$ S14 E10S1E18 UOP=[YR=1993] S4STR=[YR=1994] S2E5N2W5$ E5 N4W5$ E5S4E13N30$ PTR=W40N10 UCP=[YR=1993] N11W15S11 E15$ S10E40$.

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	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	23	1,298	

LAND DESCRIPTION

TOTAL OB/XF 3,820

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	R-2	150.00	100.00	150.00	FF		1.00	1.00	0.80	4,000.00	3,200.00	480,000							

REVIEW DATE 04/22/2024 BY KBA Total Acres: 0.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 08/06/2024 BY SYS