

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

2024

00-00-31-1800-0160-0060



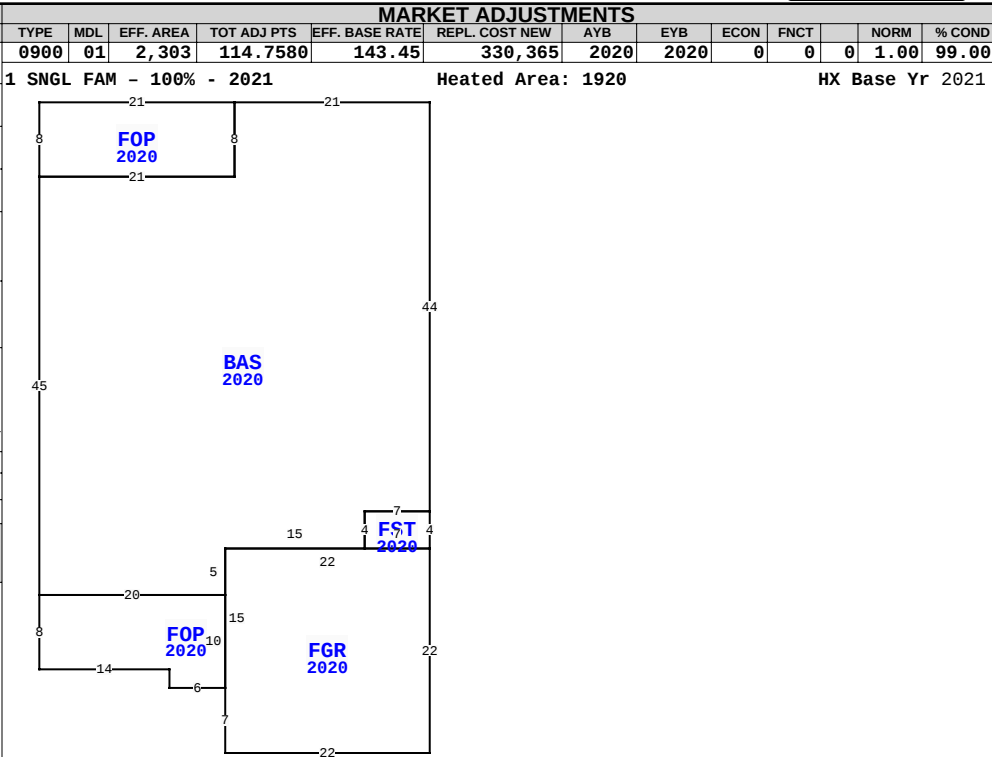
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	272,670
FGR	484	55	266	37,776
FOP	168	30	50	7,101
FOP	172	30	52	7,384
FST	28	55	15	2,130

TOTALS	2,772		2,303	327,061
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	0	0	730.00	SF	6.50	6.50	100	2020
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2020



816 S 7TH ST, FERNANDINA BEACH

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

TOTAL OB/XF 8,163

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		327,061	
TOTAL MARKET OB/XF VALUE		8,163	
TOTAL LAND VALUE - MARKET		262,500	
TOTAL MARKET VALUE		597,724	
SOH/AGL Deduction		213,595	
ASSESSED VALUE		384,129	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		334,129	
TOTAL JUST VALUE		597,724	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		582,947	

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											
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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	\$
N4	E7	N44	\$								