BLOCK 161 LOTS 25 26 & 27
CITY OF FDNA BEACH

REHBERG KYLE THOMAS/REHBERG MADELINE REGUS
815 S 7TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0161-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

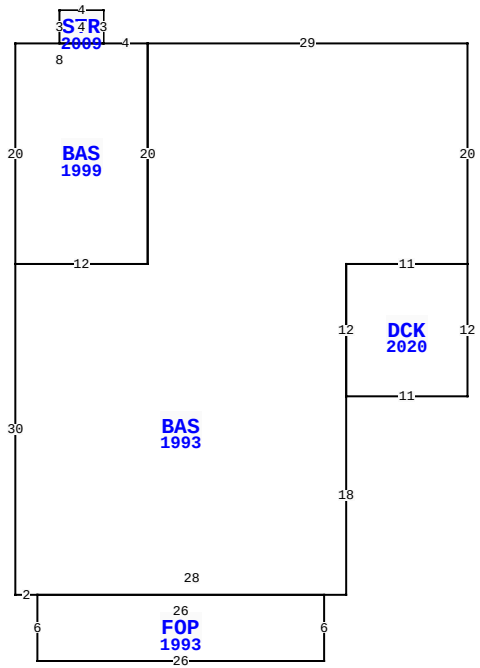
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,480	100	1,480	184,667
BAS	240	100	240	29,946
DCK	132	10	13	1,622
FOP	156	30	47	5,864
STR	12	10	1	125
TOTALS	2,020		1,781	222,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,781	119.9000	149.88	266,936	1925	1985	0	0	0	16.75	83.25

1 SNGL FAM – 0% - 0 Heated Area: 1720 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

815 S 7TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	222,224
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	522,224
SOH/AGL Deduction	107,701
ASSESSED VALUE	414,523
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	414,523
TOTAL JUST VALUE	522,224
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	474,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190203	ADDITION	0	03/18/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/1098	9/04/2022	QC	U	I	11	100
GRANTOR: JONES-REHBERG ELIZABE						
GRANTEE: REHBERG KYLE THOMAS						
2539/1376	2/15/2022	QC	U	I	11	100
GRANTOR: REHBERG KYLE THOMAS &						
GRANTEE: REHBERG KYLE THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 BAS=[YR=1999] W4 STR=[YR=2009] N3 W4 S3 E4 $ W8 S20 E12 N20 $ S20 W12 S30 E2 FOP=[YR=1993] S6 E26 N6 W26 $ E28 N18DCK=[YR=2020] E11 N12 W11 S12 $ N12 E11 N20 $.

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	000100	C	SFR	0	0006	R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	300,000							

REVIEW DATE 06/15/2021 BY RKA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS