BLOCK 295 LOT 24
IN OR 2235/893
CITY OF FDNA BEACH

PARKER AMANDA
919 S 7TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0295-0240

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

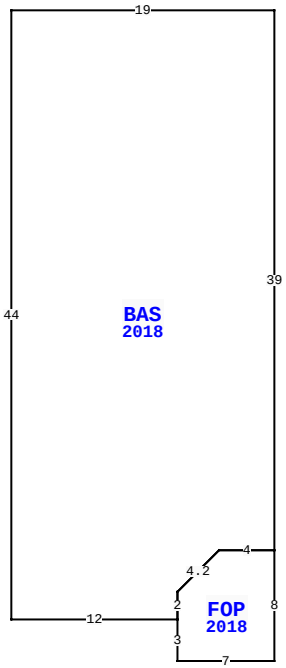
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	806	100	806	99,873
FOP	52	30	16	1,983
TOTALS	858		822	101,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	822	133.1000	126.44	103,934	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2019 Heated Area: 806 HX Base Yr 2019



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

919 S 7TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		101,855
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		176,855
SOH/AGL Deduction		76,321
ASSESSED VALUE		100,534
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		50,534
TOTAL JUST VALUE		176,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173815	CO ISSUED	0	07/27/2018
20173815	NEW CONSTR	92,906	12/05/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2235/0893	10/29/2018	WD	U	I	17	131,700
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: PARKER AMANDA						
1800/0130	6/26/2012	WD	U	V	17	35,000
GRANTOR: MCCARTNEY REBECCA & G						
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	000100	C	SFR	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS