BLOCK 4 LOT 7
IN OR 2149/1734
OLD TOWN

BURBANK DAVIS & YAYOI SHIMURA
804 WHITE STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1580-0004-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

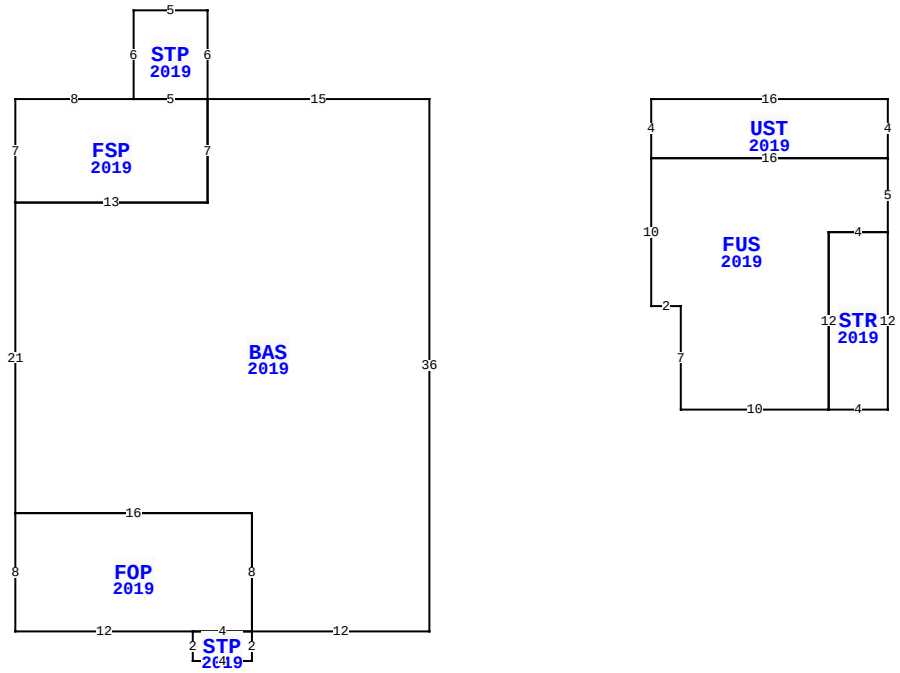
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	789	100	2019	789	145,566
FOP	128	30	2019	38	7,011
FSP	91	40	2019	36	6,641
FUS	210	100	2019	210	38,744
STP	8	10	2019	1	184
STP	30	10	2019	3	554
STR	48	10	2019	5	922
UST	64	45	2019	29	5,351
TOTALS	1,368			1,111	204,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,111	142.6230	188.26	209,157	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 999 HX Base Yr 2020



804 WHITE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		204,974
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		262,824
TOTAL MARKET VALUE		467,798
SOH/AGL Deduction		226,934
ASSESSED VALUE		240,864
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		140,142
TOTAL JUST VALUE		467,798
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182096	NEW CONSTR	123,614	06/19/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2149/1734	10/02/2017	WD	Q	V	02	80,000
GRANTOR: KERR TERESA A						
GRANTEE: BURBANK DAVIS & YAY						
2037/0824	3/31/2016	WD	Q	V	01	59,000
GRANTOR: FREEDOM REI LLC						
GRANTEE: KERR TERESA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W15 STP=[YR=2019] N6 W5 S6 FSP=[YR=2019] W8 S7 E13N7 W5$ E5$ S7 W13 S21 FOP=[YR=2019] S8 E12 STP=[YR=2019] S2 E4 N2 W4$ E4 N8 W16 $ E16 S8 E12 N36$ PTR=E15 UST=[YR=2019] E16 S4 FUS=[YR=2019] S5 STR=[YR=2019] S12 W4 N12 E4$ W4 S12 W10 N7 W2 N10 E16$ W16 N4$ W15 $.

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	RES	100	0010	OT-1	47.00	93.00	46.60	FF		1.00	1.00	1.20	4,700.00	5,640.00	262,824							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 262,824 Market: 0 Agricultural: 0 Common: 262,824 PRINTED 07/30/2025 BY SYS