LOT 4
PHOENIX WALK PB 5/55

MACHACEK ROBERT C & GILLIAN D
7 ZACHARY CT
FERNANDINA BEACH, FL 32034

2025

00-00-31-1635-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

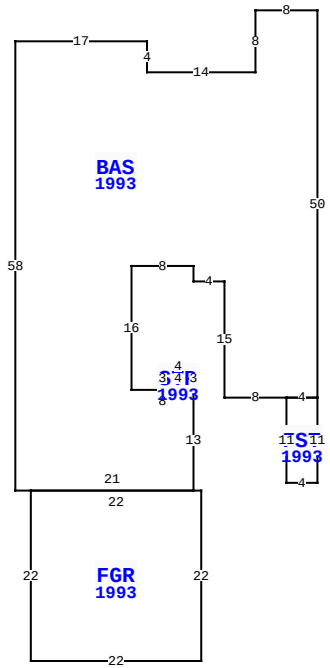
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1074.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,858	100	1993	1,858	285,890
FGR	484	55	1993	266	40,929
FST	44	55	1993	24	3,693
STP	12	10	1993	1	154
TOTALS	2,398			2,149	330,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,149	161.1179	161.12	346,247	1984	2015	0	0	0	4.50	95.50

1 TOWNHOUSE - 0% - 2023 Heated Area: 1858 HX Base Yr



7 ZACHARY CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	330,666
TOTAL MARKET OB/XF VALUE	4,474
TOTAL LAND VALUE - MARKET	325,000
TOTAL MARKET VALUE	660,140
SOH/AGL Deduction	68,792
ASSESSED VALUE	591,348
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	591,348
TOTAL JUST VALUE	660,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	545,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100621	REPAIR/RRF	5,000	04/16/2010
B958791	REPAIR/RRF	2,000	01/20/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2547/0753	3/15/2022	WD	Q	I	02	717,000
GRANTOR: SPRINGER TERESA D REV						
GRANTEE: MACHACEK ROBERT C &						
2231/0690	10/12/2018	WD	Q	I	01	439,900
GRANTOR: VERRIER TRACEY H						
GRANTEE: SPRINGER TERESA D R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 S8 W14 N4 W17 S58 E2 FGR=[YR=1993] S22 E22 N22 W22$ E21 N13 STP=[YR=1993] N3 W4 S3 E4$ W8 N16 E8 S2 E4 S15 E8 FST=[YR=1993] S11 E4 N11 W4$ E4 N50$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
2	0801	ASPHALT A	0	0	0	0	170.00	SF	3.00	3.00	100	1984	1984	3	50	255	
3	0810	CONCRETE A	0	0	0	0	210.00	SF	6.50	6.50	100	1997	1997	3	72	983	
4	1242	WD DECK A	0	0	0	0	476.00	SF	10.00	10.00	100	1997	1997	3	20	952	
5	1126	CB/STC 8"	0	0	0	0	120.00	SF	8.00	8.00	100	1984	1984	3	41	394	

LAND DESCRIPTION

TOTAL OB/XF 4,474

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	000310	C	TOWNHOUSE	0		R-1	39.00	104.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/30/2025 BY SYS