BLOCK 37 S1/2 OF LOT 6
IN OR 1263/1712
CITY OF FDNA BEACH

BURNLEY ALAN L & SARAH E
23 S 7TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0037-0062

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

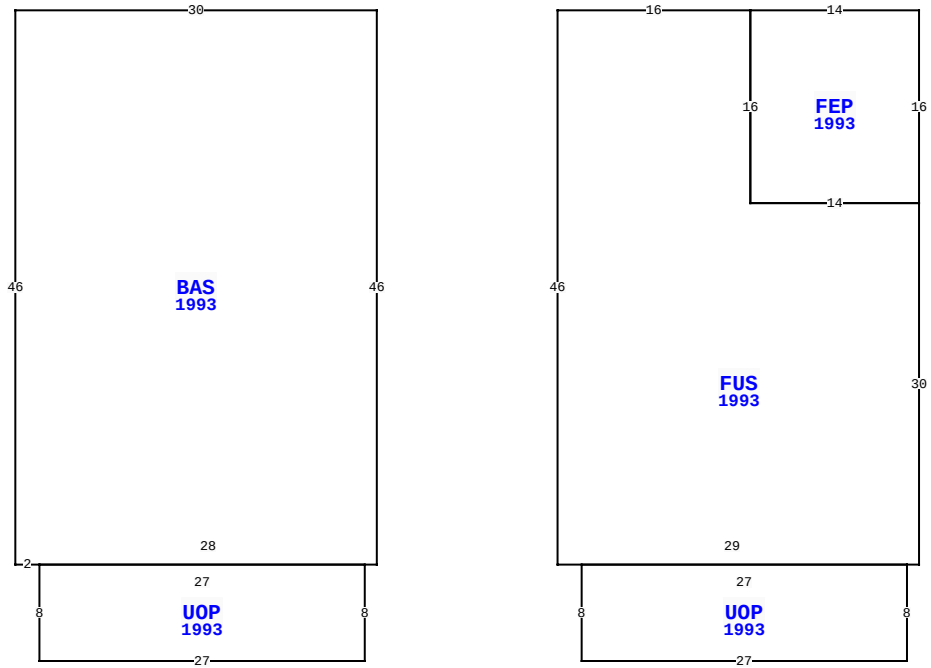
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1993	1,380	199,868
FEP	224	80	1993	179	25,925
FUS	1,156	100	1993	1,156	167,426
UOP	216	20	1993	43	6,228
UOP	216	20	1993	43	6,228
TOTALS	3,192			2,801	405,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,801	125.5680	198.40	555,718	1900	1990	0	0	0	27.00	73.00

1 SFR CUST – 100% - 2005 Heated Area: 2536 HX Base Yr 2005



23 S 7TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		405,674
TOTAL MARKET OB/XF VALUE		10,295
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		715,969
SOH/AGL Deduction		332,338
ASSESSED VALUE		383,631
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		332,909
TOTAL JUST VALUE		715,969
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		648,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120814	H/AC	5,000	05/10/2012
20101185	H/AC	5,000	07/21/2010
20021993	REROOF W/30YR SHN	4,000	11/20/2002
2004418	CHANGE MAIN PANEL	2,000	11/28/2000
2004287	RECEPTICALS/SWITC	2,000	11/02/2000
2004291	UPDATE PLUMBING	4,000	11/02/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2777/1025	3/28/2025	QC	U	I	11	100
GRANTOR: BURNLEY SARAH						
GRANTEE: BURNLEY ALAN L						
1263/1712	10/05/2004	WD	U	I	07	100
GRANTOR: MOCK SHARON LENE						
GRANTEE: BURNLEY ALAN L & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S46 E2 UOP=[YR=1993] S8 E27 N8 W27 $ E28 N46 $ PTR= E15 FUS=[YR=1993] E16 FEP=[YR=1993] E14 S16 W14 N16$ S16 E14 S30 W1 UOP=[YR=1993] S8 W27 N8 E27$ W29 N46 $ 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
1	0810	CONCRETE A	0	100	0	0	310.00	SF	6.50	6.50	100	1981	1981	3	32.5	655	
2	0810	CONCRETE A	0	100	0	0	337.00	SF	6.50	6.50	100	1993	1993	3	64	1,402	
3	0825	BRICK	0	100	7	6	42.00	SF	12.50	12.50	100	1960	1960	3	36.6	192	
4	0825	BRICK	0	100	2	56	112.00	SF	6.25	6.25	100	1998	1998	3	92	644	
5	0825	BRICK	0	100	20	43	860.00	SF	6.25	6.25	100	1998	1998	3	92	4,945	
6	0825	BRICK	0	100	45	2	90.00	SF	12.50	12.50	100	2002	2002	3	94	1,058	
7	0461	IRON FENCE	0	100	49	4	196.00	SF	8.50	8.50	100	2001	2001	3	84	1,399	

LAND DESCRIPTION

TOTAL OB/XF 10,295

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	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	60.00	60.00	300,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS