BLOCK 38 S1/2 OF LOT 6
IN OR 1438/1591
CITY OF FDNA BEACH

SCOTT JAMES D & CONSTANCE N
3529 SW 84TH ST
GAINESVILLE, FL 32608

2025

00-00-31-1800-0038-0062

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

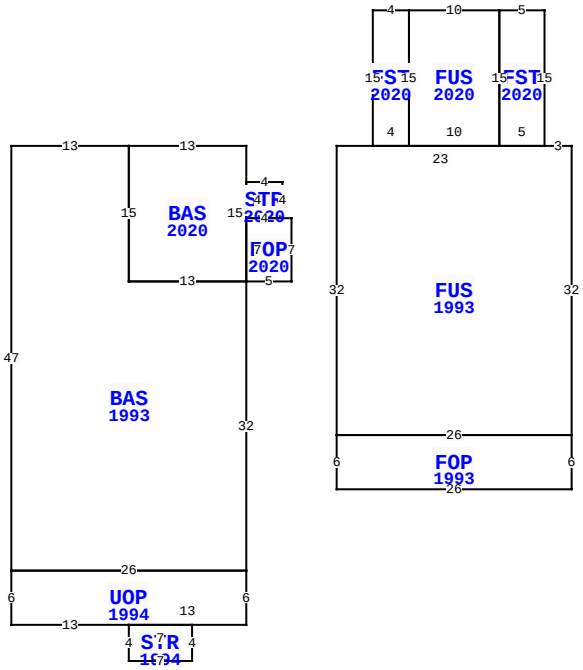
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,027	100	1993	1,027	234,630
BAS	195	100	2020	195	44,550
FOP	156	30	1993	47	10,737
FOP	35	30	2020	10	2,285
FST	60	55	2020	33	7,539
FST	75	55	2020	41	9,367
FUS	832	100	1993	832	190,081
FUS	150	100	2020	150	34,269
STR	28	10	1994	3	686
STR	16	10	2020	2	457
TOTALS	2,730			2,371	541,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0900	01	2,371	119.3640	157.56	373,575	1903	1990	0	0	145	15.50	145.00

1 SNGL FAM – 0% - 0 Heated Area: 2204 HX Base Yr



** This building has 11 Sub-Areas

123 S 7TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1960	1960	3	21	420	
2	0810	CONCRETE A	0	0	10	17	170.00	SF	6.50	6.50	100	1986	1986	3	47	519	
3	0830	FLAGSTONE	0	0	0	0	1,075.00	SF	12.00	12.00	100	1990	1990	3	57	7,353	
4	0825	BRICK	0	0	0	0	392.00	SF	8.75	8.75	100	1995	1995	3	90	3,087	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	582,577
TOTAL MARKET OB/XF VALUE	11,379
TOTAL LAND VALUE - MARKET	237,500
TOTAL MARKET VALUE	831,456
SOH/AGL Deduction	168,897
ASSESSED VALUE	662,559
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	662,559
TOTAL JUST VALUE	831,456
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	763,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190395	NEW CONSTR	0	07/03/2019
20190396	ADD/REMODEL	0	07/03/2019
20100804	REPAIR FOUNDATION	1,500	05/13/2010
20100444	H/AC	8,800	03/15/2010
8536	REMODEL	3,000	08/31/1994
7429	REPAIR/RRF	2,400	11/19/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1438/1591	8/22/2006	WD	Q	I		512,500
GRANTOR: CLEMENS GARY L & GAIL						
GRANTEE: SCOTT JAMES D & CON						
1326/0109	6/15/2005	WD	U	I	20	469,000
GRANTOR: KOFORD JODIE A						
GRANTEE: CLEMENS GARY L & GA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 S15 E13 FOP=[YR=2020] E5 N7 W1
STR=[YR=2020] N4 W4 S4 E4$ W4 S7$ BAS=[YR=1993] W13 N15W13
S47 UOP=[YR=1994] S6E13 STR=[YR=1994] S4E7N4W7 $ E13N6W26$
E26N32$N15 PTR= E10 FUS=[YR=1993] S32 FOP=[YR=1993] S6E26
N6W26$ E26N32W3 FST=[YR=2020] N15 W5 FUS=[YR=2020] W10
FST=[YR=2020] W4 S15 E4 N15$S15 E10 N15$ S15 E5 $ W23$W10$.

LAND DESCRIPTION

TOTAL OB/XF 11,379

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	0	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	237,500							

REVIEW DATE 03/17/2021 BY RK Total Acres: 0.00 Total Land Value: 237,500 Market: 0 Agricultural: 0 Common: 237,500 PRINTED 07/30/2025 BY SYS

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2025

00-00-31-1800-0038-0062

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	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
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 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FGR	380	55	2020	209	15,596
FOP	66	30	2020	20	1,492
FUS	314	100	2020	314	23,432
STR	52	10	2020	5	373
TOTALS	812			548	40,893

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	548	142.9450	75.76	41,516	2020	2020	0	0	0	1.50	98.50

2 ACCESORY U – 0% - 0 Heated Area: 314 HX Base Yr

123 S 7TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

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TOTAL MARKET VALUE	831,456
SOH/AGL Deduction	168,897
ASSESSED VALUE	662,559
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	662,559
TOTAL JUST VALUE	831,456
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	763,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4041	N/A	25,000	12/26/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1438/1591	8/22/2006	WD	Q	I		512,500
GRANTOR: CLEMENS GARY L & GAIL						
GRANTEE: SCOTT JAMES D & CON						
1326/0109	6/15/2005	WD	U	I	20	469,000
GRANTOR: KOFORD JODIE A						
GRANTEE: CLEMENS GARY L & GA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2020] W18 S11 STR=[YR=2020] S13 E4 N13 W4 $ E4 S13 E14 N24 $ PTR= E30 FOP=[YR=2020] E6 FUS=[YR=2020] E12 S24 W14 N13 E2 N11 $ S11 W6 N11 $ W30 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/17/2021 BY RK Total Acres: 0.00 Total Land Value: 237,500 Market: 0 Agricultural: 0 Common: 237,500 PRINTED 07/30/2025 BY SYS