BLOCK 39 S1/2 OF LOT 7
IN OR 1580/470
CITY OF FDNA BEACH

KRAJEWSKI LIVING TRUST/KRAJEWSKI JOHN T TRUSTEE
215 S 7TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0039-0072

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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

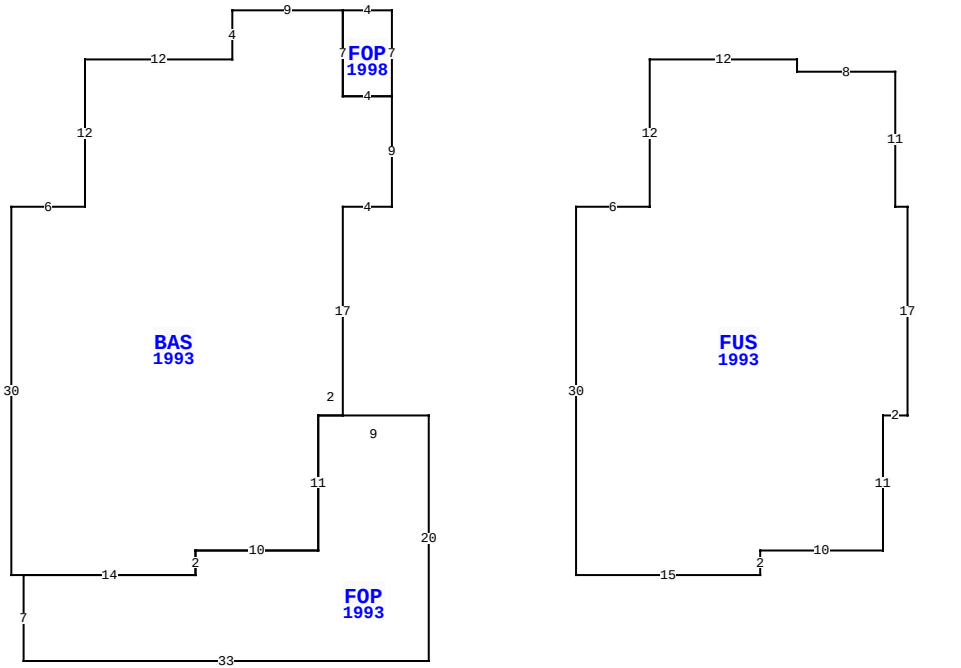
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	1993	1,088	146,105
FOP	368	30	1993	110	14,771
FOP	28	30	1998	8	1,074
FUS	996	100	1993	996	133,750
TOTALS	2,480			2,202	295,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,202	120.3930	158.92	349,942	1900	1990	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 2006 Heated Area: 2084 HX Base Yr 2006



215 S 7TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		349,233
TOTAL MARKET OB/XF VALUE		9,173
TOTAL LAND VALUE - MARKET		237,500
TOTAL MARKET VALUE		595,906
SOH/AGL Deduction		300,416
ASSESSED VALUE		295,490
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		239,768
TOTAL JUST VALUE		595,906
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
972179	ELEC.WIRING FOR A	0	10/21/1997
972102	H/AC	0	09/30/1997
10280	GARAGE APT	20,000	07/10/1997
10503B	GARAGE APT	7,500	05/22/1997
10280	REMODEL	1,600	02/03/1997
8279	REPAIR/RRF	350	04/21/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1580/0470	8/06/2008	WD	Q	I	01	100
GRANTOR: KRAJEWSKI JOHN T & JE						
GRANTEE: KRAJEWSKI JOHN T &						
1090/1177	10/28/2002	WD	Q	I		485,000
GRANTOR: MAGEE JAMES M & MAURE						
GRANTEE: KRAJEWSKI JOHN T &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1998] W4 BAS=[YR=1993] W9 S4 W12 S12 W6 S30 E1
FOP=[YR=1993] S7 E33 N20 W9 S11 W10 S2 W14 $ E14 N2 E10 N11
E2 N17 E4 N9 W4 N7 $ S7 E4 N7 $ PTR= E15S16 FUS=[YR=1993] E6
N12 E12 S1 E8 S11 E1 S17 W2S11 W10 S2 W15 N30 $ N16W15 $.

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	0877	JACUZZI	0	100	0	0	1.00	UT	400.00	400.00	100	1998	1998	3	20	80	
2	1242	WD DECK A	0	100	4	5	20.00	SF	10.00	10.00	100	1998	1998	3	20	40	
3	1241	WD DECK G	0	100	4	16	64.00	UT	11.50	11.50	100	1998	1998	3	25	184	
4	0819	CONC 12"	0	100	4	10	40.00	SF	9.50	9.50	100	1960	1960	3	20	76	
5	0825	BRICK	0	100	10	15	150.00	SF	8.75	8.75	100	1998	1998	3	92	1,208	
6	0825	BRICK	0	100	0	0	930.00	SF	8.75	8.75	100	1998	1998	3	92	7,487	
7	0810	CONCRETE A	0	100	10	5	50.00	SF	6.50	6.50	100	1980	1980	3	30	98	

LAND DESCRIPTION

TOTAL OB/XF 9,173

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	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 05/12/2019 BY KBA 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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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

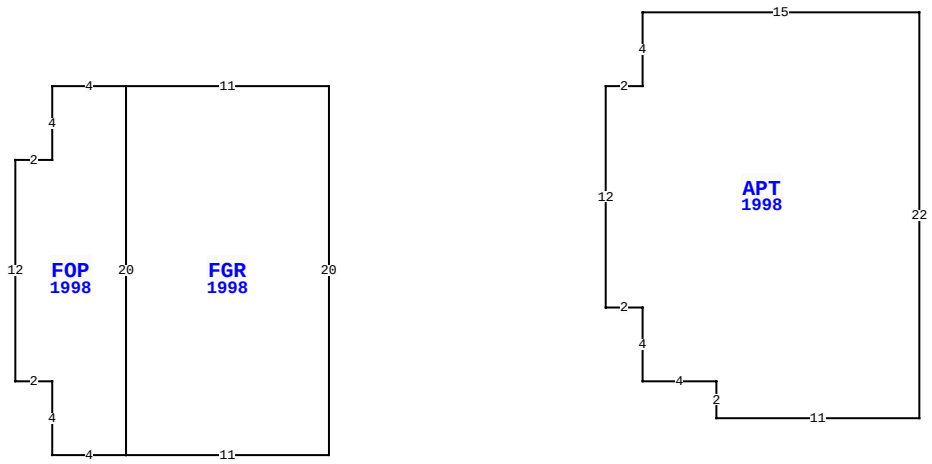
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
MKT AREA	01
NEIGHBORHOOD/LOC	1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	346	100	1998	346	37,193
FGR	220	55	1998	121	13,007
FOP	104	30	1998	31	3,332
TOTALS	670			498	53,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	498	122.8500	122.85	61,179	1998	1998	0	0	0	12.50	87.50

2 SINGLE FAM – 100% - 2006 Heated Area: 346 HX Base Yr 2006



215 S 7TH ST, FERNANDINA BEACH

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TOTAL JUST VALUE		595,906
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7691	REPAIR/RRF	1,250	05/07/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1580/0470	8/06/2008	WD	Q	I	01	100
GRANTOR: KRAJEWSKI JOHN T & JE						
GRANTEE: KRAJEWSKI JOHN T &						
1090/1177	10/28/2002	WD	Q	I		485,000
GRANTOR: MAGEE JAMES M & MAURE						
GRANTEE: KRAJEWSKI JOHN T &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1998] W11 FOP=[YR=1998] W4 S4 W2 S12 E2 S4 E4 N20 $ S20 E11 N20 $ PTR= E15 APT=[YR=1998] E2 N4 E15 S22 W11 N2 W4 N4 W2 N12 $ 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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 237,500 Market: 0 Agricultural: 0 Common: 237,500 PRINTED 07/30/2025 BY SYS