BLOCK 42 LOTS 3 & 4
IN OR 2142/1674
ESMT IN OR 958/178

BAKER FAMILY LIVING TRUST/BAKER JOSEPH W TRUSTEE
28 S 7TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0042-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

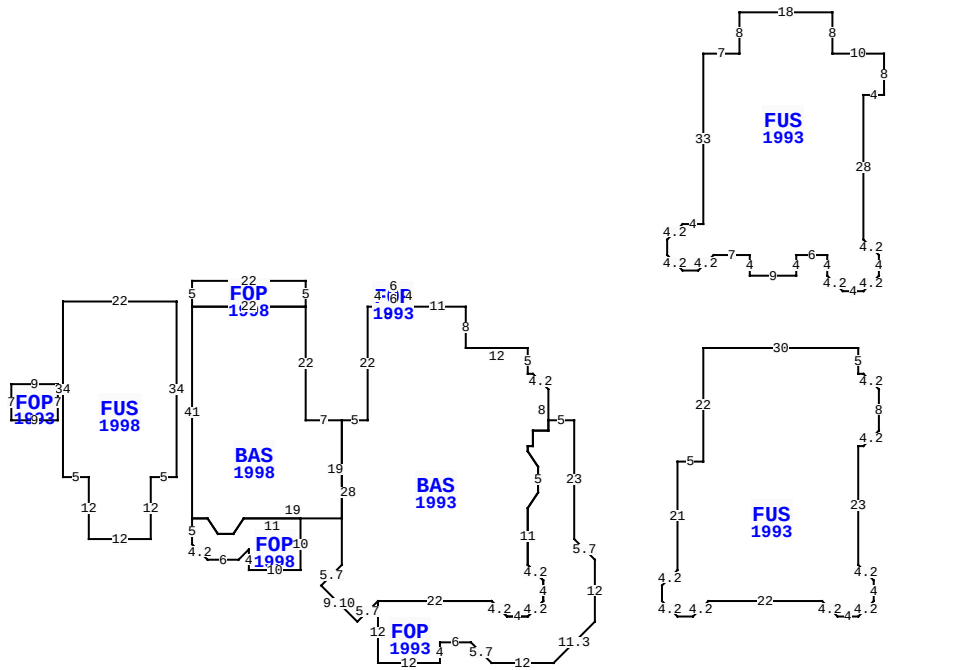
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 70
Interior Wall	05	DRYWALL 30
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		9 100
Bathrooms		11.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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	1,974	100	1993	1,974	274,918
BAS	1,050	100	1998	1,050	146,234
FOP	24	30	1993	7	975
FOP	63	30	1993	19	2,646
FOP	731	30	1993	219	30,500
FOP	110	30	1998	33	4,596
FOP	167	30	1998	50	6,964
FUS	1,542	100	1993	1,542	214,755
FUS	1,721	100	1993	1,721	239,683
FUS	892	100	1998	892	124,229
TOTALS	8,274			7,507	1,045,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	7,507	114.4750	180.87	1,357,791	1895	1960	0	0	0	23.00	77.00

1 SFR CUST – 100% - 2018 Heated Area: 7179 HX Base Yr 2018



28 S 7TH ST, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,160,311
TOTAL MARKET OB/XF VALUE		22,848
TOTAL LAND VALUE - MARKET		1,200,000
TOTAL MARKET VALUE		2,383,159
SOH/AGL Deduction		1,351,352
ASSESSED VALUE		1,031,807
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		976,085
TOTAL JUST VALUE		2,383,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,128,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190217	REMODEL	0	03/18/2019
20141069	BALCONY	7,500	05/22/2014
20121853	H/AC DUCT REPLACE	2,500	09/07/2012
20121615	REPLACE 2 AIR HAN	5,000	08/09/2012
20100663	REPLACE ~1500SF S	500	04/23/2010
20081171	CYPRESS FENCE	1,675	07/16/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2142/1674	8/15/2017	WD	U	I	11	100
GRANTOR: BAKER JOSEPH W & CORR						
GRANTEE: BAKER FAMILY LIVING						
2128/0580	6/20/2017	WD	Q	I	02	1,225,000
GRANTOR: SHEFFIELD GEORGE W SR						
GRANTEE: BAKER JOSEPH W & CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W12 N8 W11 W8 S22 W5 S28 D4L4 D7R7 U4R4 E22 D3R3 E4 U3R3 N4 U3L3 N11 U3R2 N5 U3L2 N1 E1 N3 E3 N8 U3L3 W1 N5 $
FUS=[YR=1993;ORIG=34,0] E30 S5 E1 D3R3 S8 D3L3 W1 S23 D3R3 S4 D3L3 W4 U3L3 W22 D3L3 W3 U3L3 N3 U3R3 N21 E5 N22 $
FUS=[YR=1993;ORIG=34,-57] E7 N8 E18 S8 E10 S8 W4 S28 D3R3 S4 D3L3 W4 U3L3 N4 W6 S4 W9 N4 W7 D3L3 W3 U3L3 N3 U3R3 E4 N33 $
BAS=[YR=1998;ORIG=-36,14] W7 N22 W22 S41 E3 D3R2 E3 U3R2 E19 N19 $
FUS=[YR=1998;ORIG=-68,-9] W22 S34 E5 S12 E12 N12 E5 N34 $
FOP=[YR=1993;ORIG=-29,49] S12 E12 N4 E6 D4R4 E12 U8R8 N12 U4L4 N23 W5 S2 W3 S3 W1 S1 D3R2 S5 D3L2 S11 D3R3 S4 D3L3 W4

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	1242	WD DECK A	0	100	64	4	256.00	SF	10.00	10.00	100	1994	1994	3	20	512	
2	0810	CONCRETE A	0	100	0	0	168.00	SF	6.50	6.50	100	1994	1994	3	66	721	
3	0504	FP-ELECTRI	0	100	0	0	4.00	UT	2,000.00	2,000.00	100	1975	1975	3	34	2,720	
4	0825	BRICK	0	100	0	0	622.00	SF	12.50	12.50	100	1995	1995	3	90	6,998	
5	0461	IRON FENCE	0	100	4	181	724.00	SF	8.50	8.50	100	2007	2007	3	90	5,539	
6	0877	JACUZZI	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	400	
7	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	1998	1998	3	80	3,200	
8	1243	WD DECK F	0	100	3	7	21.00	SF	8.00	8.00	100	1998	1998	3	20	34	
9	1241	WD DECK G	0	100	3	23	69.00	UT	11.50	11.50	100	1994	1994	3	20	159	
10	0810	CONCRETE A	0	100	9	7	63.00	SF	6.50	6.50	100	1994	1994	3	66	270	

TOTAL OB/XF 20,553

LAND DESCRIPTION

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	100.00	100.00	20,000.00	SF		1.00	1.00	1.00	60.00	60.00	1,200,000							

REVIEW DATE 12/09/2019 BY DJX Total Acres: 0.00 Total Land Value: 1,200,000 Market: 0 Agricultural: 0 Common: 1,200,000 PRINTED 07/30/2025 BY SYS

BLOCK 42 LOTS 3 & 4
IN OR 2142/1674
ESMT IN OR 958/178

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2025

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NASSAU COUNTY PROPERTY

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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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

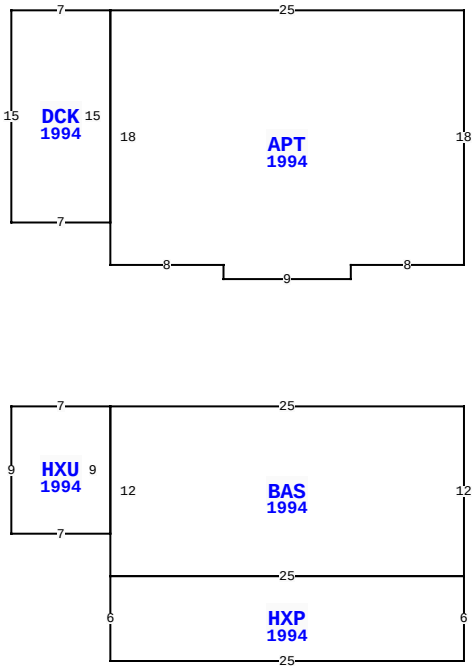
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	459	100	1994	459	62,071
BAS	300	100	1994	300	40,570
DCK	105	10	1994	10	1,352
HXP	150	30	1994	45	6,085
HXU	63	55	1994	35	4,733
TOTALS	1,077			849	114,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	849	120.1750	158.63	134,677	1994	1994	0	0	0	14.75	85.25

2 SNGL FAM – 9.41% - 2018 Heated Area: 759 HX Base Yr 2018



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28 S 7TH ST, FERNANDINA BEACH

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,128,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051747	H/AC	7,000	05/06/2005
20021043	H/AC	13,000	06/19/2002
20020902	H/AC	20,000	05/28/2002
984239	REMODEL	5,000	08/31/1998
9710323	REROOF	21,000	02/20/1997
10230	NEW CONSTR	200,000	01/03/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: BAKER JOSEPH W & CORR						
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GRANTOR: SHEFFIELD GEORGE W SR						
GRANTEE: BAKER JOSEPH W & CO						

BUILDING NOTES

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
11	0461	IRON FENCE	0	100	100	3	300.00	SF	8.50	8.50	100	2007	2007	3	90	2,295	

BUILDING DIMENSIONS

BAS=[YR=1994] W25 HXU=[YR=1994] W7S9E7N9$ S12 HXP=[YR=1994] S6E25N6W25$ E25N12 $ PTR=N10 APT=[YR=1994] N18W25 DCK=[YR=1994] W7S15E7N15$S18E8S1E9N1 E8$ S10$.

LAND DESCRIPTION

TOTAL OB/XF 2,295

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

REVIEW DATE 12/09/2019 BY DJX Total Acres: 0.00 Total Land Value: 1,200,000 Market: 0 Agricultural: 0 Common: 1,200,000 PRINTED 07/30/2025 BY SYS