BLOCK 128 LOT S1/2 OF 4
IN OR 1092/1451
CITY OF FDNA BEACH

THOMAS LEE HOWARD & PAMELA B
330 S 7TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0128-0042

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	03	Quality Level 03

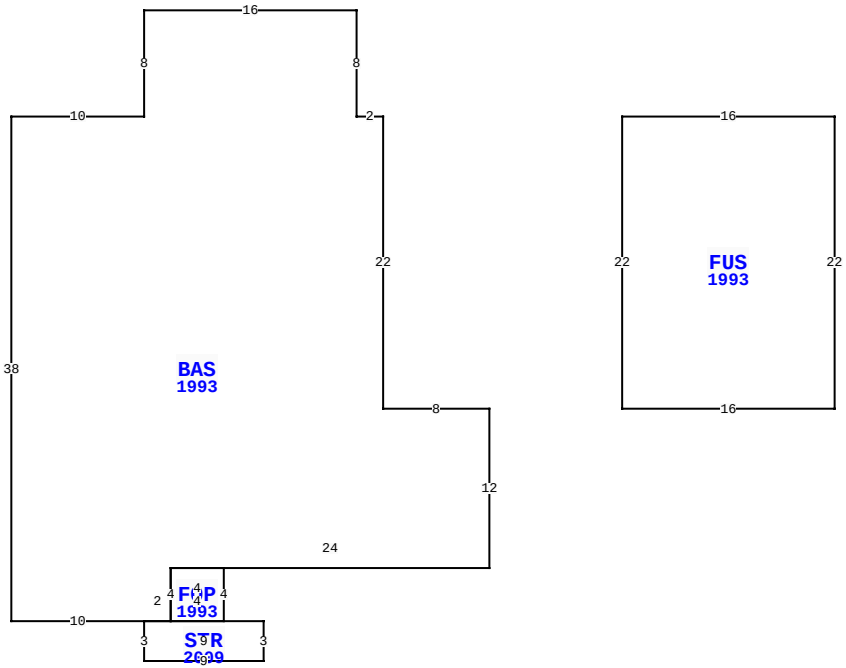
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100	1993	1,224	177,479
FOP	16	30	1993	5	725
FUS	352	100	1993	352	51,039
STR	27	10	2009	3	435
TOTALS	1,619			1,584	229,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,584	121.3800	160.22	253,788	1930	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2022 Heated Area: 1576 HX Base Yr 2022



330 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		229,678
TOTAL MARKET OB/XF VALUE		6,567
TOTAL LAND VALUE - MARKET		237,500
TOTAL MARKET VALUE		473,745
SOH/AGL Deduction		232,123
ASSESSED VALUE		241,622
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		190,900
TOTAL JUST VALUE		473,745
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111574	H/AC	3,600	09/08/2011
20011172	MECH OTHER	0	05/22/2001
9931	REPAIR/RRF	2,100	07/19/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1092/1451	11/06/2002	WD	U	I	07	100
GRANTOR: CLIFF LINDA M						
GRANTEE: THOMAS LEE HOWARD &						
0903/0834	10/14/1999	WD	Q	I		163,000
GRANTOR: CLIFF LINDA M						
GRANTEE: THOMAS LEE HOWARD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N22 W2 N8 W16 S8 W10 S38 E10 STR=[YR=2009] S3E9N3W9$ E2 FOP=[YR=1993] E4 N4 W4 S4 $ N4 E24 N12 $ PTR =E10 FUS=[YR=1993] E16 N22 W16 S22$ W10$.

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	1975	1975	3	34	680	
2	0855	CONC PAVER	0	100	3	15	45.00	SF	10.00	10.00	100	2009	2009	3	89	401	
3	0810	CONCRETE A	0	100	0	0	229.00	SF	6.50	6.50	100	1985	1985	3	44	655	
4	0855	CONC PAVER	0	100	3	60	180.00	SF	10.00	10.00	100	2009	2009	3	89	1,602	
5	0825	BRICK	0	100	3	12	45.00	SF	12.50	12.50	100	1990	1990	3	85	478	
6	0825	BRICK	0	100	17	13	221.00	SF	12.50	12.50	100	1993	1993	3	88	2,431	
7	1242	WD DECK A	0	100	10	16	160.00	SF	10.00	10.00	100	1997	1997	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 6,567

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