BLOCK 135 LOT N 58 FT OF 1
IN OR 1167/306
CITY OF FDNA BEACH

MOWERY DOUGLAS L/HAUN SUSAN J
402 S 7TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0135-0011

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	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

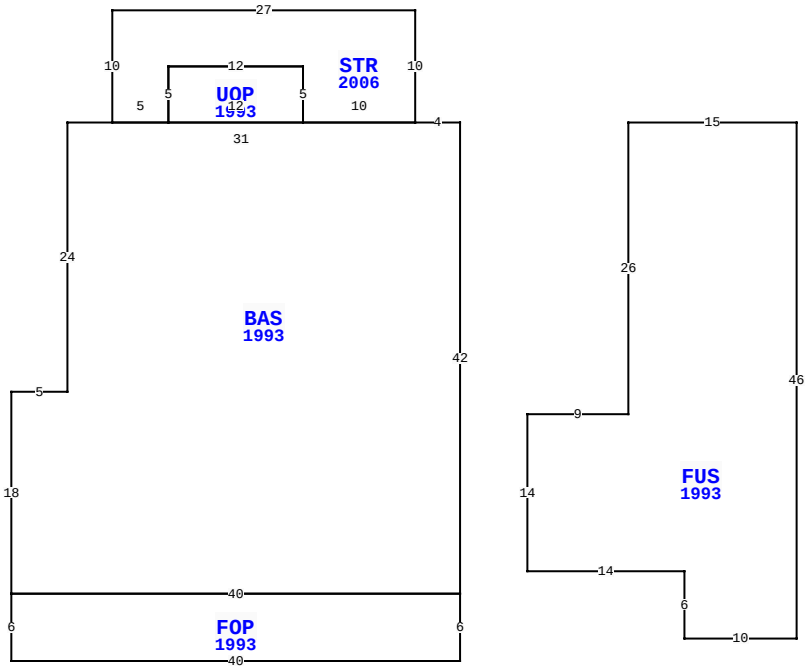
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1993	1,560	205,737
FOP	240	30	1993	72	9,495
FUS	786	100	1993	786	103,660
STR	210	10	2006	21	2,769
UOP	60	20	1993	12	1,582
TOTALS	2,856			2,451	323,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,451	112.8960	149.02	365,248	1910	2000	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2004 Heated Area: 2346 HX Base Yr 2004



402 S 7TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		323,244
TOTAL MARKET OB/XF VALUE		4,594
TOTAL LAND VALUE - MARKET		247,950
TOTAL MARKET VALUE		575,788
SOH/AGL Deduction		296,433
ASSESSED VALUE		279,355
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		228,633
TOTAL JUST VALUE		575,788
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		521,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190578	REM BATH	0	10/08/2019
20101559	H/AC	7,000	09/13/2010
20091719	OTHER	600	12/17/2009
20091711	GAS	1,295	12/07/2009
20061003	DEMOLITION	0	05/01/2006
20060735	REPAIR/RRF	8,000	04/12/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1167/0306	9/02/2003	WD	Q	I		271,000
GRANTOR: GOWER MELISSA R						
GRANTEE: MOWERY DOUGLAS L &						
0873/1100	3/09/1999	WD	Q	I		160,500
GRANTOR: CARTER MARK T & LORI						
GRANTEE: GOWER MELISSA ROBIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 STR=[YR=2006] N10 W27 S10 E5 UOP=[YR=1993] E12 N5 W12 S5$ N5 E12 S5 E10$ W31 S24 W5 S18 FOP=[YR=1993] S6 E40 N6 W40$ E40 N42 $ PTR=E15 FUS=[YR=1993] E15 S46 W10 N6 W14 N14 E9 N26$ 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	0511	GARAGE CB-	0	100	24	20	480.00	SF	40.00	40.00	100	1970	1970	3	20	3,840	
2	0810	CONCRETE A	0	100	0	0	278.00	SF	6.50	6.50	100	1963	1963	3	20	361	
3	0801	ASPHALT A	0	100	0	0	262.00	SF	3.00	3.00	100	1970	1970	3	50	393	

LAND DESCRIPTION

TOTAL OB/XF 4,594

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	58.00	100.00	58.00	FF		1.00	1.00	0.90	4,750.00	4,275.00	247,950							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 247,950 Market: 0 Agricultural: 0 Common: 247,950 PRINTED 07/30/2025 BY SYS