

BLOCK 136 LOT 8
IN OR 1756/824
CITY OF FDNA BEACH

BORGE PAUL D & SUSAN W
401 S 7TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0136-0080



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		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	1993	1,820	254,425
DCK	60	10	2007	6	839
FOP	150	30	1993	45	6,291
FOP	28	30	2007	8	1,118
FOP	120	30	2007	36	5,032
FOP	150	30	2007	45	6,291
FSP	340	40	2020	136	19,012
FUS	1,055	100	1993	1,055	147,483
STR	28	10	2007	3	420
STR	28	10	2007	3	420
TOTALS	3,779			3,157	441,330

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0819	CONC 12"	0	100	5	8	40.00	SF	9.50	9.50	76
2	0810	CONCRETE A	0	100	18	5	90.00	SF	6.50	6.50	117
3	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	6,300
4	0510	GARAGE WD-	0	100	22	22	484.00	SF	43.75	43.75	12,705
5	0462	ST/AL FNC	0	100	170	4	680.00	SF	10.00	10.00	4,352
6	0810	CONCRETE A	0	100	0	0	770.00	SF	6.50	6.50	4,555

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0003	R-2	100.00	100.00	100.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,157	116.3800	153.62	484,978	1900	2005	0	0	9.00	91.00
1 SNGL FAM - 100% - 2012 Heated Area: 2875 HX Base Yr 2012											
401 S 7TH ST, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		441,330	
TOTAL MARKET OB/XF VALUE		28,105	
TOTAL LAND VALUE - MARKET		425,000	
TOTAL MARKET VALUE		894,435	
SOH/AGL Deduction		409,887	
ASSESSED VALUE		484,548	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		433,826	
TOTAL JUST VALUE		894,435	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		849,585	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200144	ADDITION	15,000	05/14/2020
20121105	4' FENCE	0	06/12/2012
20110082	ELEC FOR GARAGE	800	01/18/2011
20101853	ROOF FOR GARAGE	5,000	10/26/2010
20101852	GARAGE	15,000	10/21/2010
20100536	INSULATE SUB FLOO	2,375	04/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1756/0824	9/16/2011	WD	Q	I	01
GRANTOR: BOYER BRIAN K TRUSTEE					
GRANTEE: BORGE PAUL D & SUSAN					
1472/1722	1/19/2007	WD	U	I	
GRANTOR: STILLWELL JOHN D					
GRANTEE: KEMP C TODD TRUSTEE					

BUILDING NOTES											
BAS=[YR=1993] W7 STR=[YR=2007] N4W7 FOP=[YR=2007] W7											
STR=[YR=2007] W7S4E7N4S\$4 E7N4\$ S4E7\$W38 S2 DCK=[YR=2007] W6											
S10E6N10\$ S29 FSP=[YR=2020] S17 E20 N17 W20											
\$E20S17FOP=[YR=1993] S6 E25 N6 W25\$E25 N48 \$ PTR= E10 S17											
FUS=[YR=1993] S14 FOP=[YR=2007] S6E20N6 W20\$E20S17											
FOP=[YR=2007] S6 E25 N6 W25\$E25 N31 W45\$ N17 W10\$.											