BLOCK 141 LOTS 1 & N1/2 OF 2
IN OR 2026/1372
CITY OF FDNA BEACH

HADDOCK RAYMOND LARRY JR
506 S 7TH ST
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1800-0141-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 07 | ASB SHNGLE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

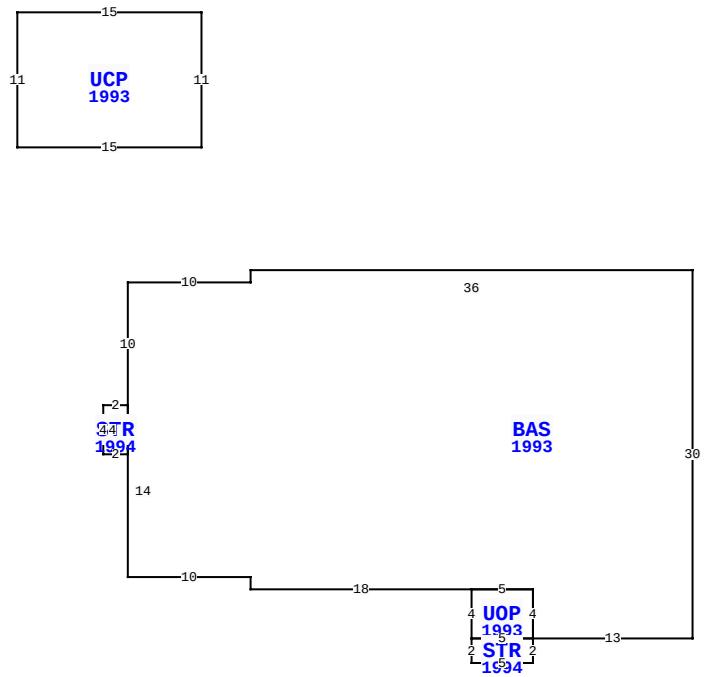
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,228 | 100 | 1993 | 1,228 | 88,709 |
| STR | 8 | 10 | 1994 | 1 | 72 |
| STR | 10 | 10 | 1994 | 1 | 72 |
| UCP | 165 | 20 | 1993 | 33 | 2,384 |
| UOP | 20 | 20 | 1993 | 4 | 289 |
| TOTALS | 1,431 | | | 1,267 | 91,526 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,267 | 95.6800 | 95.68 | 121,227 | 1949 | 1990 | 0 | 0 | 0 | 24.50 | 75.50 |

1 SINGLE FAM – 100% - 2020 Heated Area: 1228 HX Base Yr 2020




506 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 | | 91,526 |
| TOTAL MARKET OB/XF VALUE | | 3,651 |
| TOTAL LAND VALUE - MARKET | | 510,000 |
| TOTAL MARKET VALUE | | 605,177 |
| SOH/AGL Deduction | | 310,804 |
| ASSESSED VALUE | | 294,373 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 243,651 |
| TOTAL JUST VALUE | | 605,177 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 571,349 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20111061 | RE-ROOF W 30YR SH | 5,490 | 06/28/2011 |
| 9084 | REPAIR/RRF | 1,200 | 05/18/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2026/1372 | 1/17/2003 | WD | U | I | 11 | 100 |

GRANTOR: HADDOCK RAYMOND W & C
GRANTEE: HADDOCK RAYMOND LAR

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W36 S1 W10 S10 STR=[YR=1994] W2S4E2N4$ S14 E10S1E18 UOP=[YR=1993] S4STR=[YR=1994] S2E5N2W5$ E5 N4W5$ E5S4E13N30$ PTR=W40N10 UCP=[YR=1993] N11W15S11 E15$ S10E40$ .

## 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 | 20 | 18 | 360.00 | SF | 32.00 | 32.00 | 100 | 1960 | 1960 | 3 | 20 | 2,304 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 29 | 4 | 168.00 | SF | 6.50 | 6.50 | 100 | 1964 | 1964 | 3 | 20 | 218 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 24 | 12 | 288.00 | SF | 19.60 | 19.60 | 100 | 1995 | 1995 | 3 | 20 | 1,129 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,651

| 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 | 0006 | R-2 | 150.00 | 100.00 | 150.00 | FF | | 1.00 | 1.00 | 0.80 | 4,250.00 | 3,400.00 | 510,000 | | | | | | | |

REVIEW DATE 04/22/2024 BY KBA Total Acres: 0.00 Total Land Value: 510,000 Market: 0 Agricultural: 0 Common: 510,000 PRINTED 07/30/2025 BY SYS